

FREEHOLD GUIDE PRICE

£260,000

**Cornerstone**

Lambourn RG17 7LT





**A modern, detached house situated towards the edge of the village with far reaching field views and off-road parking.**

- Entrance hall
- Downstairs cloakroom
- 25ft kitchen/living room
- 2 Double bedrooms
- Fitted wardrobes to main bedroom
- Bathroom with shower over bath
- Totally enclosed plot
- Parking to rear
- South-west rear garden with far reaching field views



## LOCATION

Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary school and recreational facilities and is only 5 miles from junction 14 of the M4 motorway. The market towns of Hungerford and Wantage are approximately 8 miles distant with Newbury 13 miles, Swindon 10 miles and Didcot 14 miles with a main line route to London Paddington. Connecting trains are also available at the nearer location of Hungerford.

## DESCRIPTION

This property is close to open countryside yet within walking distance of the village centre and amenities. The light and airy accommodation is arranged over two floors comprising, on the ground floor, an entrance hall, cloakroom, a 25ft kitchen/living room with double doors opening onto a south-west facing rear garden. On the first floor there are two bedrooms and a family bathroom. The views are absolutely stunning from upstairs where you can see open countryside for miles.





## OUTSIDE

The garden wraps around from the front of the house to the back and is fully enclosed by fence panelling. There is a hardstanding patio area leading from the living area. The garden is laid to lawn and is low maintenance. There is parking at the rear of the property.

## SERVICES

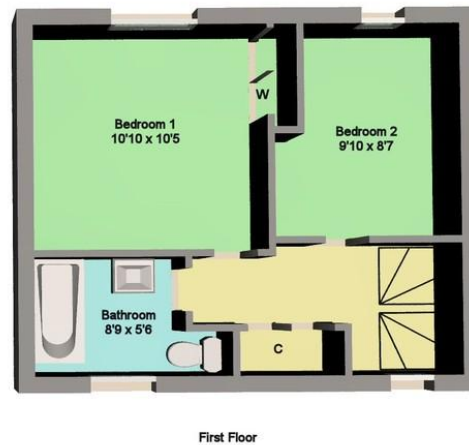
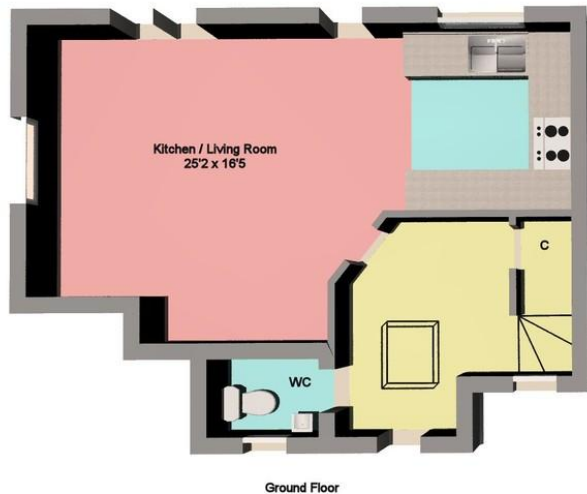
All main services are connected. The property operates on gas central heating and benefits from double glazing. EPC rating C.





Cornerstones 35a Woodbury, Lambourn

750 sq ft approx  
gross internal



## DIRECTIONS

From our office in Lambourn, turn left into Newbury Street and continue leaving the village. Just after the second turning for Woodbury, Cornerstone (no. 35a) is on the right.



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