

Lambourne, Alresford
CO7 8FT
Guide Price £465,000 - £475,000
Freehold

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9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- DETACHED FAMILY HOME WITH OVER 1800SQ FT OF LIVING SPACE
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- 27ft KITCHEN/DINING ROOM
- LOUNGE & STUDY
- PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE
- ONE OF THE LARGEST GARDENS ON THE DEVELOPMENT
- DOUBLE LENGTH GARAGE & OFF STREET PARKING
- EASY WALK TO STATION WITH LINKS TO LONDON LIVERPOOL STREET
- EXECUTIVE FAMILY HOME

Presenting this executive five-bedroom detached house with an impressive 1876 Sq ft of living space over three floors with one of the largest gardens on the development, located in the sought-after commuter village of Alresford.

Superbly positioned within easy walking distance to the local Primary School, shops, and Alresford Train Station, this beautifully presented family home boasts an abundance of space. There are many attributes to this stylish home but one of the main highlights has to be the sheer amount of space on offer. The ground floor features a spacious lounge with double doors seamlessly connecting through to the huge 27ft kitchen/diner perfect for family and friend gatherings, which is flooded with natural light from the two sets of French doors opening on to the rear garden bringing the outside in. A study provides a quiet retreat for working from home or studying and there is also a cloakroom for convenience.

The first floor is home to an incredible 27ft principal bedroom complete with dressing room and En-suite shower room, along with a further two bedrooms and family bathroom. The top floor is a great guest or teenage space with two bedrooms and shower room. This home also enjoys off street parking, a double length garage, and one of the largest well-maintained gardens.

A very well appointed family home which really does have it all! Country walks, the convenience of a commuter leafy village with its shops, pub and take aways, perfectly suited for families seeking a quality lifestyle.

An early viewing is highly recommended to appreciate all that this exceptional property has to offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, stairs to first floor landing, storage cupboard.

LOUNGE

15' 5" x 11' 0" (4.70m x 3.35m)

Window to front aspect, double doors leading to kitchen/dining room, radiator.

KITCHEN/DINER ROOM

27' 5" x 11' 5" (8.35m x 3.48m)

Contemporary fitted kitchen with base, drawer and eye level units with worktop over inset sink and drainer unit and 5 ring gas hob with extractor over. Integrated fridge/freezer, dishwasher, washing machine and AEG oven and combi oven. Two sets of French doors both leading to rear garden, three windows to rear aspect. Understairs storage cupboard.

STUDY

9' 0" x 7' 7" (2.74m x 2.31m)

Window to front aspect, radiator.

CLOAKROOM

Low level WC and wash hand basin, radiator.



FIRST FLOOR LANDING

Window to front aspect, stairs leading to 2nd floor landing, airing cupboard.

PRINCIPAL BEDROOM

13' 0" x 11' 0" (3.96m x 3.35m)

Window to front aspect, radiator. Leading to:

DRESSING ROOM

11' 0" x 6' 10" (3.35m x 2.08m)

Fitted double wardrobe and space for dressing table. Door to:

EN-SUITE SHOWER ROOM

Double shower cubicle, low level WC and wash hand basin. Obscure window to rear aspect, tiled floor, ceiling fan, radiator.

BEDROOM FOUR

12' 0" x 9' 0" (3.65m x 2.74m)

Window to front aspect, double fitted wardrobe, radiator.

BEDROOM FIVE

9' 10" x 9' 0" (2.99m x 2.74m)

Window to rear aspect, fitted double wardrobe, radiator.

FAMILY BATHROOM

Panelled bath with shower over, low level WC and pedestal sink. Obscure window to rear aspect, tiled flooring, ceiling fan.

SECOND FLOOR LANDING

Velux window to rear aspect, access to eves storage. Doors to:

BEDROOM TWO

17' 2" into Bay x 11' 5" Max (5.23m x 3.48m)

Window to front aspect, Velux window to rear aspect, radiator.

BEDROOM THREE

12' 0" Max x 11' 3" Into Bay (3.65m x 3.43m)

Window to front aspect, radiator.

SECOND FLOOR SHOWER ROOM

Separate shower cubicle, low level WC and wash hand basin. Velux window to rear aspect, tiled flooring, radiator.

EXTERIOR

FRONT

Driveway providing off street parking and leading to garage. Path leading to entrance door, lawn with shrub borders.

REAR

Enclosed by panel fencing with gated side access. Commencing with patio area and decked area, remainder laid to lawn with flower and shrub borders.

GARAGE

Up and over door, power and light connected, courtesy door to rear garden.









Total floor area: 195.1 sq.m. (2,100 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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