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eXp | LUXURY

North Farm, Sheepdrove Hill, Lambourn,
Hungerford, Berkshire, RG17
Guide Price £850,000

5 2 3

- Ample parking with spacious garage and workshop
- Abundance of period features including exposed beams and fireplaces
- Separate office, perfect for working from home
- Spacious south facing garden with terrace
- Walking distance to the heart of the village of Lambourn





North Farm is a charming, period, Grade II listed, detached, village house with an abundance of character features together with a spacious, south-facing garden situated within walking distance to an excellent range of local amenites in the historic village of Lambourn, the Valley of the Racehorse.

This is a rare opportunity to acquire North Farm, a piece of Lambourn's history. This wonderful home has an abundance of period features and an attractive entrance hall with cloakroom, leading to three good sized reception rooms. The drawing room is well proportioned with a feature open fireplace. The spacious, formal dining room, has an impressive open fireplace creating a warm and inviting entertaining space. The attractive garden/family room is complete with a wood burning stove and French windows leading directly onto the spacious south facing terrace, perfect for pre-dinner drinks or al-fresco summer dining. The kitchen/breakfast room has a charming, homely, farmhouse feel in keeping with the syle and period of the house and leads to the back door entrance hallway, separate utility room and pantry. In addition, there is a second staircase from this hallway which leads to a further 5th bedroom, ideal for a live-in nanny or guests. Upstairs there are four bedrooms, one with ensuite bathroom, a family bathroom and a separate WC. All bedrooms have fitted cupboards. A short walk across the drive is the office building ideal for working from home which provides very useful additional space that could be used for variety different uses and possibly could be converted into a self-contained annex, subject to planning consent.




SHEEP
BREAD







North Farm is approached through a gated entrance, beyond which there is a wide area of gravelled drive providing plenty of private parking and access to the garage. Attractive brick and flint wall forms a boundary with the road and there is a very useful detached timber framed outbuilding with power and lighting and provides a triple garage with a lockable workshop area. The south facing garden is a particular feature of the house as it has an abundance of established trees, shrubs and plants with a central area of lawn and walls on all sides. The whole plot measures 0.28 acres

Lambourn, The Valley of the Racehorse, is perfectly situated for equestrian enthusiasts but also offering easy access to London (50 minutes to 1 hour by train from Hungerford station to London, Paddington) and Oxford. There are also plenty of popular restaurants offering a range of culinary experiences and pubs in the village or a short drive away.



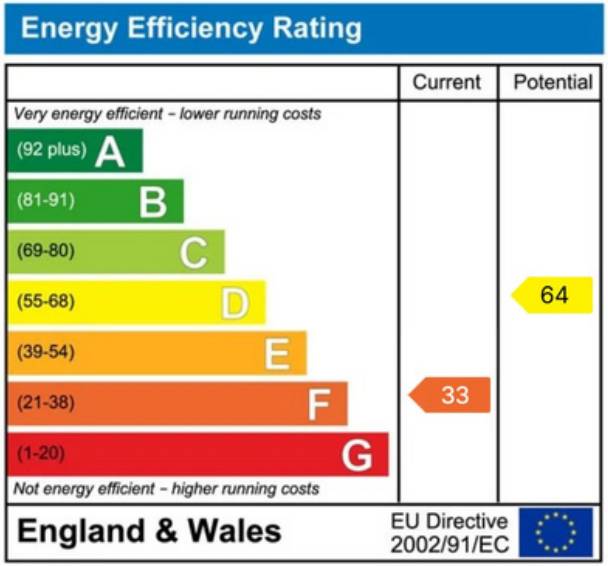




North Farm, Sheepdrove Hill, Lambourn, Hungerford
Approximate Gross Internal Area
Main House = 254 Sq M/2734 Sq Ft
Outbuilding = 46 Sq M/495 Sq Ft
Total = 300 Sq M/3229 Sq Ft
(Excluding Garage)



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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