



**Westwood, Ermin Street, Lambourn Woodlands,
Hungerford, Berkshire RG17 7TS**

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A detached house in a large garden surrounded by paddocks and woodland to the rear

*Fast access to Hungerford, Swindon and Marlborough *Spacious accommodation in need of some updating *Open plan Kitchen/Breakfast room, Reception Room, Large Conservatory and Utility rooms *3/4 Bedrooms Family Bathroom and ensuite shower room *Separate oak frame garage and garden extending to over 0.4 acres

Location

Lambourn 2 miles away and Baydon 1.5 miles are the closest villages to Lambourn Woodlands, offering a wide range of facilities. This is a delightful rural setting yet still within reach of the larger towns of Marlborough 13 miles away and Hungerford 8 miles away.

Junction 14 of the m4 is 5 miles to the east with regular train services available from Swindon and Hungerford with journey times of under an hour to London Paddington.

Schools in the area include a well thought of primary in Baydon and also Lambourn with secondary schools at St Johns Marlborough and John O Gaunt in Hungerford. Westwood is set privately off the B4000 with woodlands and paddocks to the rear.

Description

This detached house is of rendered elevations under a pitched tiled roof with double glazed

windows and is arranged over two storeys. The property has been improved but may need some upgrading. The accommodation is well laid out and offers generous living space with a large open plan **Kitchen Breakfast room** and a **Reception room** and **Conservatory**. On the ground floor is a **Study** or possible a **fourth small Bedroom** with adjoining wet room.

A timber porch gives access to the **Hall** with stone tiled flooring. To one side is the **Sitting Room** which is carpeted and has a brick fireplace with stone hearth and a log burner, double doors to **Conservatory** with wooden floor and radiator. To the other side is the **Kitchen/Breakfast Room** with stone tiled flooring with a large open plan area and a range of kitchen units with granite work surfaces at one end overlooking the garden. There is a Belfast sink, built in dishwasher and rangemaster oven with gas hobs. A corridor leads to the back door and the **Utility Room** with floor units and a sink space and plumbing

for washing machine and drier. There is a Grant oil fired boiler. The **Study/Bedroom 4** has an adjoining wet room with shower hand basin and wc. On the first floor the bedrooms lie off the landing and are carpeted. There is a **Master Bedroom** with **ensuite Shower Room**, a further **two Double Bedrooms** and a **Family Bathroom** that comprises a roll top bath, hand basin and wc as well a separate large shower.

Outside

The property is bordered by a combination of hedging and close boarded fencing giving a private feel. The drive leads to double timber gates which lead onto a gravelled parking area and to the double timber frame Car port. The gardens which are over 0.4 of an acre are mostly lawned with a former veg garden and terrace.

Tenure Freehold

Council Tax Band F

Epc E44

Services Mains electricity, water and private drainage. Oil fired central heating. Full fibre is available to order now (source openreach broadband checker).

Local Authority West Berkshire Council 01635 42400 www.westberks.gov.uk

Directions What3words www.what3words.com elevated.princely.flirts

Agents note:

The property is being sold on the instructions of the receivers.

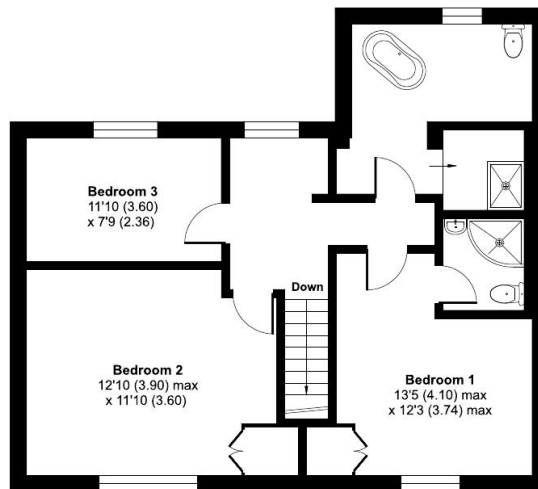
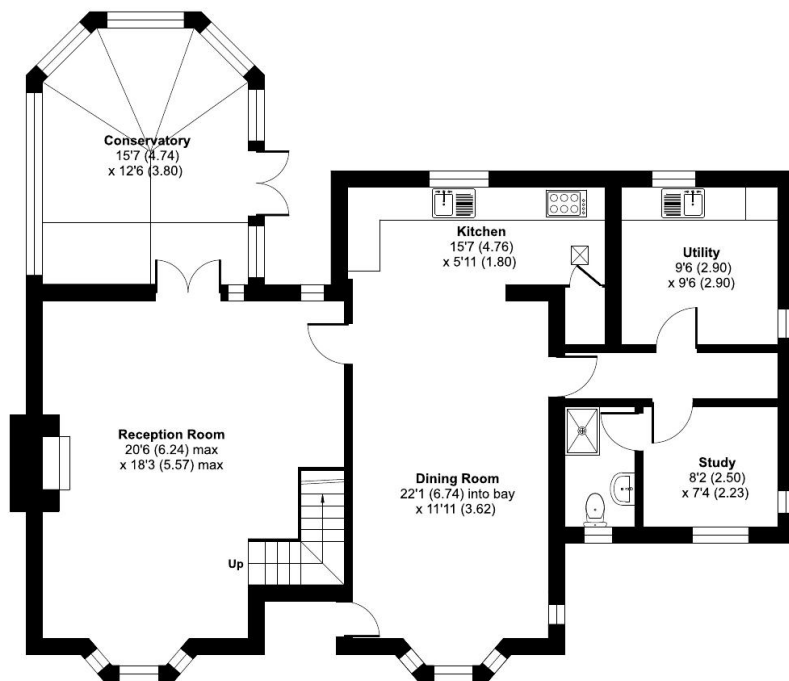
A right of way to the double gates will be granted by the vendors over the land that is not being transferred.



Westwood, Lambourn Woodlands, RG17 7RS

Approximate Area = 1892 sq ft / 175.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Windsor Clive. REF: 1420286





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