



# The Hollyhocks

13 Baydon Road, Lambourn, Berkshire, RG17 8NU





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Guide £595,000

A truly outstanding character property that has been considerably improved by the current owner to create a very comfortable home.

## Description

The accommodation includes good hall space with bench seating and tiled floor, a sitting room with a fireplace and wood burner, plus a further reception room with a fireplace and wood burner. The kitchen/breakfast room is a particular feature, tastefully refitted to include Quartz work surfaces breakfast bar and integrated appliances. The part vaulted ceiling with velux windows allows the light to flood in, with doors to the garden creating a very sociable space in which to entertain. There is also a useful downstairs cloakroom and a utility with a stable door to the garden, so ideal for muddy boots, the dog etc. On the first floor there is a split-level landing and three bedrooms all of which have built in storage. The main bedroom has an en suite shower room and there is also a smart family bathroom that includes a shower too. Outside there is a detached double garage, driveway for off road parking for up to four cars and well tended gardens to the front and rear. A viewing is strongly advised to fully appreciate the overall qualities of this lovely home.

## Lambourn

Lambourn village has a range of local shops, primary and nursery schools, public houses, community/sports centre and medical centre. Newbury with its comprehensive shopping and leisure facilities is approximately 12 miles away with a mainline railway station to Reading and

London (Paddington). The M4 can be joined at junction 14 (approximately 6 miles).

## Directions

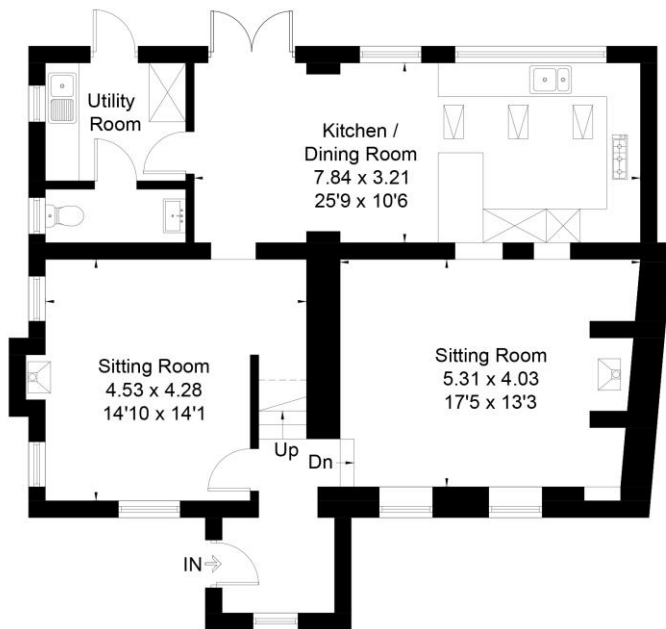
On entering Lambourn from Hungerford, turn left onto Crowle Road, and then turn right onto the Baydon Road and No.13 will be found on the left hand side.

- Entrance Hall
- Sitting Room
- Dining Room/Family Room
- Refitted Kitchen/Breakfast Room
- Utility
- Cloakroom
- Three Bedrooms
- En Suite Shower Room
- Bathroom
- Detached Double Garage
- Double width Driveway
- Gardens
- Gas to Radiator Heating





Approximate Floor Area = 140.2 sq m / 1509 sq ft  
 Garage = 25.2 sq m / 271 sq ft  
 Total = 165.4 sq m / 1780 sq ft



Ground Floor

= Reduced head height below 1.5m



First Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

### Porch/Entrance Hall

Tiled floor. Fitted bench seating. Stairs to first floor.

### Sitting Room

Inglenook fireplace with a wood burning stove and beam over. Upright radiator. Fitted shelving.

### Dining Room/Family Room

Oak finish flooring. Fireplace with a wood burning stove. Radiator.

### Refitted Kitchen/Breakfast Room

Tastefully fitted with a range of wall and base units with drawers, 30mm Quartz worksurfaces and breakfast bar. Built in 'combi' oven, regular oven and ceramic hob with a glass splashback. Integrated dishwasher, larder fridge and larder freezer. Recessed spotlights. Part vaulted ceiling with velux windows and french doors to the garden. Two radiators. Oak finish flooring. Stable door to:-

### Utility

With a wall cupboard and utility cupboard. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance space. Stable door to garden.

### Cloakroom

A traditional white suite comprising wash hand basin and wc. Two wall light points.

### Staircase gives access to split level landing

Feature glazed panel overlooking the kitchen.

### Bedroom 1

Built in wardrobes. Cupboard housing gas fired boiler for domestic hot water and central heating. Radiator. Steps to:

### En Suite Shower Room

With a generous shower enclosure, Aqualisa shower, corner basin with a cupboard below and wc. Heated towel rail. Recessed spotlights.

### Bedroom 2

Built in cupboard. Radiator.

### Bedroom 3

Built in cupboard. Radiator.

### Bathroom

A white suite comprising shaped bath with a shower over and screen, wash hand basin with drawers below and wc. Built in linen cupboard. Heated towel rail.

### Detached Double Garage

To the side with a metal up and over door, replacement metal roof and door to the rear.

### At the front of the property is

A generous frontage with a double width/double length driveway, hedging, lawned garden, cottage garden borders, and a picket fence.

### At the rear of the property is

A large shaped area of cotsworld stone chippings with a log store, low walling and steps to a mainly lawned garden with evergreen hedging, distinctive pleached 'Red Robin' hedge and an upper terrace, giving the option of some shade when the lower terrace is too warm. Outside tap, lighting and power point.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

