



# Crossgate

Newbury Street, Lambourn, Berkshire, RG17 8PD





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Guide £395,000

A spacious detached house situated in the very heart of the village.

## Description

The accommodation includes a fabulous part vaulted family room/dining room, a separate sitting room and study. There is also a useful utility room. The kitchen has a range of painted finish units, a range cooker and integrated appliances. On the first floor there are three well balanced bedrooms, an en suite bathroom and separate shower room. Outside there is a double width driveway for off road parking and a smart enclosed garden, so an ideal outside space to enjoy without the burden of time consuming maintenance.

## 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

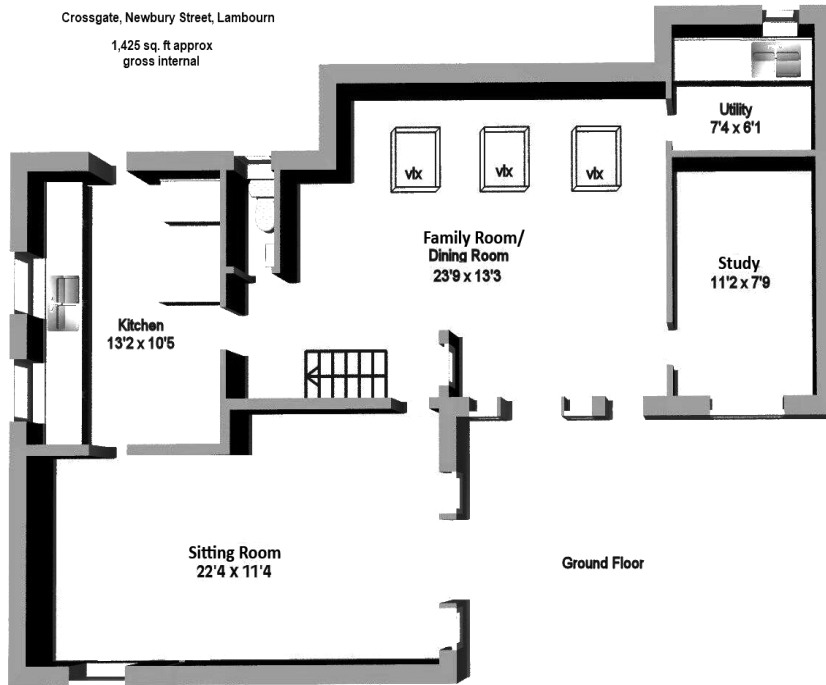
From our office, turn right down the High Street and right at the Bear Hotel. Go straight over at the roundabout, and then take then left onto the A338. Then take the second exit at the roundabout onto Baydon Hill and then turn left onto Ermin Street. Follow along and then turn right onto the B4000, opposite Hilldrop Lane. Continue

down to Lambourn, and the turn right at The George, Crossgate will be found along on the left hand side.

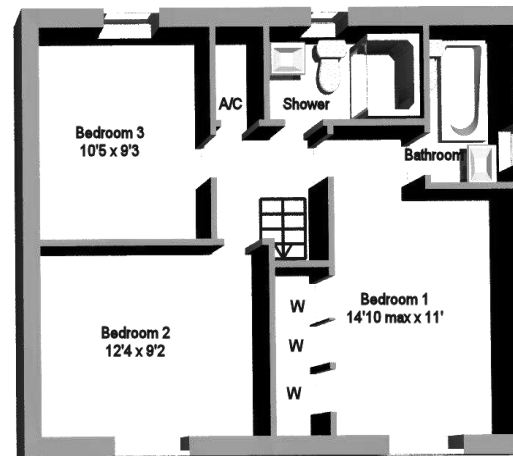
- Kitchen
- Dining Room/Family Room
- Cloakroom
- Sitting Room
- Study
- Three Bedrooms
- En Suite Bathroom
- Shower Room
- Garden
- Double Width Driveway



Crossgate, Newbury Street, Lambourn  
1,425 sq. ft approx  
gross internal



Ground Floor



First Floor



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

Door to:

### Kitchen

Fitted with a range of 'painted' finish wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Gas fired range cooker with a stainless steel splashback and two extractors over. Integrated dish washer, fridge and freezer. Cupboard housing gas fired boiler for domestic hot water and central heating. Understairs cupboard. Door to side.

### Dining Room/Family Room

Wall mounted feature fire. Two radiators. French doors to garden.

### Cloakroom

With a wall hung wc and wash hand basin. Chrome finish heated towel rail.

### Sitting Room

A fabulous room with a vaulted ceiling and three velux windows. Wood finish flooring. Three radiators.

### Study

Radiator.

### Utility

Sink and directional tap, cupboard below and work surface. Plumbing for automatic washing machine. Appliance space. Radiator.

### Staircase gives access to landing

Access to loft. Airing cupboard housing hot water tank and immersion heater.

### Bedroom 1

Built in cupboards. Radiator.

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### En Suite Shower Bathroom

A white suite comprising panelled bath with a Triton shower over and screen, wash hand basin with a cupboard below and wc. Tiled surrounds. Chrome finish heated towel rail.

### Bedroom 2

Radiator.

### Bedroom 3

Radiator.

### Shower Room

With a generous shower enclosure and Aqualisa shower, wash hand basin with cupboard below and wc. Tiled surrounds. Chrome finish heated towel rail.

### Outside

There is a gate to the side with a pathway to the house. The garden is to the rear and the side with an area of block paving, Cotswold stone and artificial grass for ease, enclosed by wood panel fencing and decorative walling. There is also a double width driveway. Outside tap and lighting.

### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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