



# Battens Chapel Cottage

Lambourn Woodlands, Hungerford, Berkshire, RG17 7TN





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Guide £795,000

A stunning converted chapel that dates back to 1850, with wonderful period features and set within beautiful grounds.

## Description

The property has been updated, extended and significantly improved by the current owners. The reception hall leads to the spacious sitting room with a vaulted ceiling, Gothic arch and stained glass windows. There is also a Clearview woodburner in a bespoke Bath stone fireplace. The kitchen/breakfast room has a Rayburn and natural slate floor with underfloor heating. There are two bedrooms on the ground floor. On the first floor, which is accessed by a wrought iron spiral staircase, there is the master bedroom, a bathroom and a large mezzanine/study area which could be used as an additional sitting room or bedroom. Outside there are beautiful gardens, a driveway for parking together and an oak-framed barn with good storage and three parking bays. This would make an ideal annexe or home office, subject to the usual consents. There is also a very well kept paddock. Whilst the property is within an Area of Outstanding Natural Beauty, it should be noted that it is NOT A LISTED BUILDING. A viewing is strongly advised to appreciate the overall quality and potential of this property.

## Lambourn Woodlands

Lambourn Woodlands is a hamlet approximately 7 miles from Hungerford. The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school

and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined at junctions 14 or 15 and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country.

## Directions

From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Continue ahead under the motorway and take the first left turn signposted Lambourn. Continue on the B4000 to Lambourn Woodlands, pass the right hand turn to Lambourn and the property will be found along on the right hand side.

- Reception Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Shower Room
- Two Ground Floor Bedrooms
- Master Bedroom
- Bathroom
- Mezzanine/Study
- Oak-Framed Barn
- Driveway
- Beautiful Gardens
- Paddock
- Oil Fired Heating





## Ermin Street, Lambourn Woodlands, Hungerford, RG17

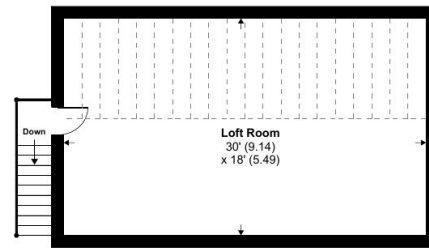
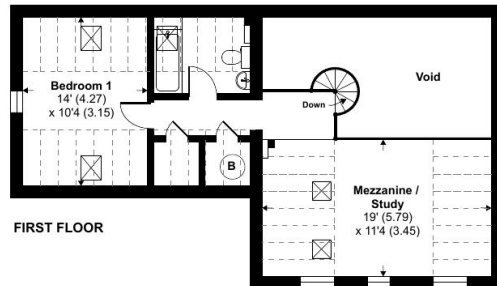
Approximate Area = 1034 sq ft / 96 sq m (excludes carport & void)

Limited Use Area(s) = 556 sq ft / 51.7 sq m

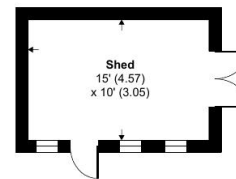
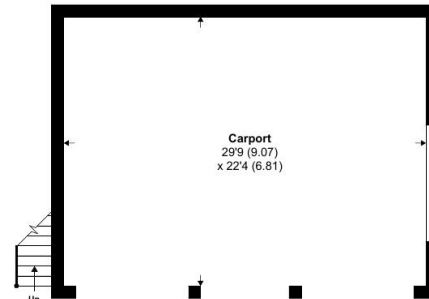
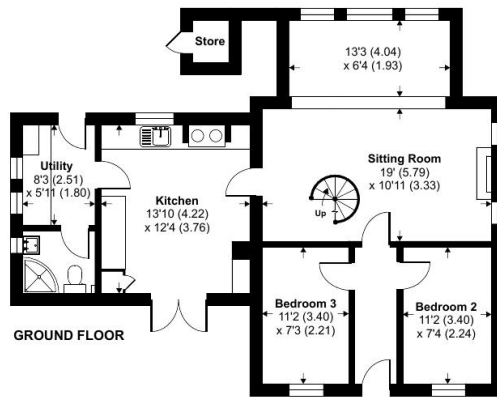
Loft Room = 290 sq ft / 26.9 sq m

Store = 150 sq ft / 13.9 sq m

Total = 2030 sq ft / 188.5 sq m



Denotes restricted head height



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

### Tiled Porch

Front door to:

### Reception Hall

### Sitting Room

19' (5.79m) x 10' 11" (3.33m). With a Clearview woodburning stove set into a bespoke Bath stone fireplace. Vaulted ceiling with exposed beams. Stained glass arched windows. Wrought iron spiral staircase. Gothic arch and two stone steps to 'altar' room seating area measuring 13' 3" (4.04m) x 6' 4" (1.93m) with a vaulted ceiling, exposed beams and full height arched windows.

### Kitchen/Breakfast Room

13' 10" (4.22m) x 5' 4" (1.63m). With a range of 'rustic' wall and base units with drawers and work surfaces over. Belfast style sink. Rayburn range with boiler for central heating and domestic hot water. Exposed beams. Slate stone floor with underfloor heating. Space for table and chairs. Double French doors to garden.

### Utility/Boot Room

With appliance space and work surface over. Stable door to garden.

### Shower Room

Corner shower enclosure with tiled surrounds, wash hand basin and w.c.

### Bedroom 2

11' 2" (3.4m) x 7' 4" (2.24m). Radiator.

### Bedroom 3

11' 2" (3.4m) x 7' 3" (2.21m). Radiator.

### Wrought Iron Spiral Staircase gives access to first floor

### Mezzanine/Study

19' (5.79m) x 11' 4" (3.45m). With decorative wooden panelling and exposed beams and floorboards. Velux windows. Ideal for possibly another sitting room or bedroom.

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### Master Bedroom

14' (4.27m) x 10' 4" (3.15m). With a vaulted ceiling and exposed beams. Porthole window and velux windows. Radiator.

### Bathroom

A white suite comprising panelled bath, wash hand basin and w.c. Exposed beams and floorboards. Radiator. Velux window.

### Outside

The property is approached from a private lane via double gates onto the driveway. The beautiful gardens include lawns with very well stocked borders and established trees, hedges and shrubs. There is a raised seating area with delightfully planted beds and borders. Garden shed 15' (4.57m) x 10' (3.05m) currently divided into two. The paddock is accessed via a five bar gate from the driveway.

### Oak-Framed Barn

With three parking bays measuring 30' (9.14m) x 22' 4" (6.81m) at ground level and 30' (9.14m) x 18' (5.49m) at first floor level. Ideal as an annexe or home office, subject to the usual consents.

### Services

Mains water and electricity. Oil heating. Septic tank drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	39   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.