



NEWBURY STREET

, Lambourn, Berkshire RG17 8PB


PRIMARY
HOMES & LETTINGS

Newbury Street, Lambourn RG17 8PB

- NO ONWARD CHAIN
- Detached Bungalow Occupying A Plot Of Approximately 0.23 Acres
- Previously Granted Planning Permission For Four Three Bedroom Dwellings
- Requiring Modernisation With Excellent Potential To Extend/Develop (STPP)
- Three Bedrooms
- 19ft Garage
- Driveway Parking For Several Vehicles
- Generous Front & Rear Gardens
- Two Reception Rooms
- Sought After Location

Guide Price £475,000



*** NO ONWARD CHAIN *** An exciting opportunity to acquire a spacious three DOUBLE bedroom detached bungalow, occupying a generous plot of just over 0.23 acres, ideally situated in the heart of Lambourn within walking distance to all local amenities including a primary school, choice of village shops, doctors surgery, butcher, bakery and various pubs. The property previously benefitted from PLANNING PERMISSION for the construction of four three-bedroom dwellings with parking, presenting excellent development and investment potential. In addition, the substantial plot offers superb scope to create a bespoke family home or to modernise and enhance the existing bungalow to individual requirements (subject to planning permission). The accommodation currently comprises an entrance hallway, living room, dining room, kitchen, three bedrooms, shower room and separate W.C. Further benefits include a garage, generous front and rear gardens, driveway parking and gas central heating.

Entrance Hallway

Storage cupboard. Airing cupboard. Loft access. Radiator.

Living Room

uPVC windows to front, rear and side elevation. uPVC door to rear garden. Gas fireplace with mantle over. Three radiators.

Dining Room

uPVC window to front elevation. Radiator.

Kitchen

uPVC door and window to side elevation. Wall and base units with rolled edge worktops over. Stainless steel sink and drainer. Larder cupboard. Freestanding cooker. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Vinyl flooring. Radiator.

Bedroom One

uPVC window to side elevation. Built in double wardrobe. Radiator.

Bedroom Two

uPVC window to side elevation. Radiator.

Bedroom Three

uPVC window to side elevation. Built in double wardrobe. Radiator.

Shower Room

Obscured uPVC window to side elevation. Suite comprising of electric shower and wash hand basin with cupboard under. Fully tiled walls. Vinyl flooring. Heated towel rail.

W.C.

Obscured uPVC window to side elevation. White suite comprising of wash hand basin with cupboard under and low level W.C. Vinyl flooring.

Garage

Double doors to front. Window and door to side. Light and power.

Shed & Outside W.C

Brick built. Window to rear. Door to side. W.C with window to side.

Front Garden

Driveway parking for several vehicles. Path leading to storm porch. Mostly laid to lawn with mature trees and shrubs. Gated access to rear.

Rear Garden

South West facing. Enclosed by garden wall. Mostly laid to lawn with mature trees, hedges and shrubs. Patio area to side. Greenhouse and timber shed. Gated access to rear and front.

Tenure

We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

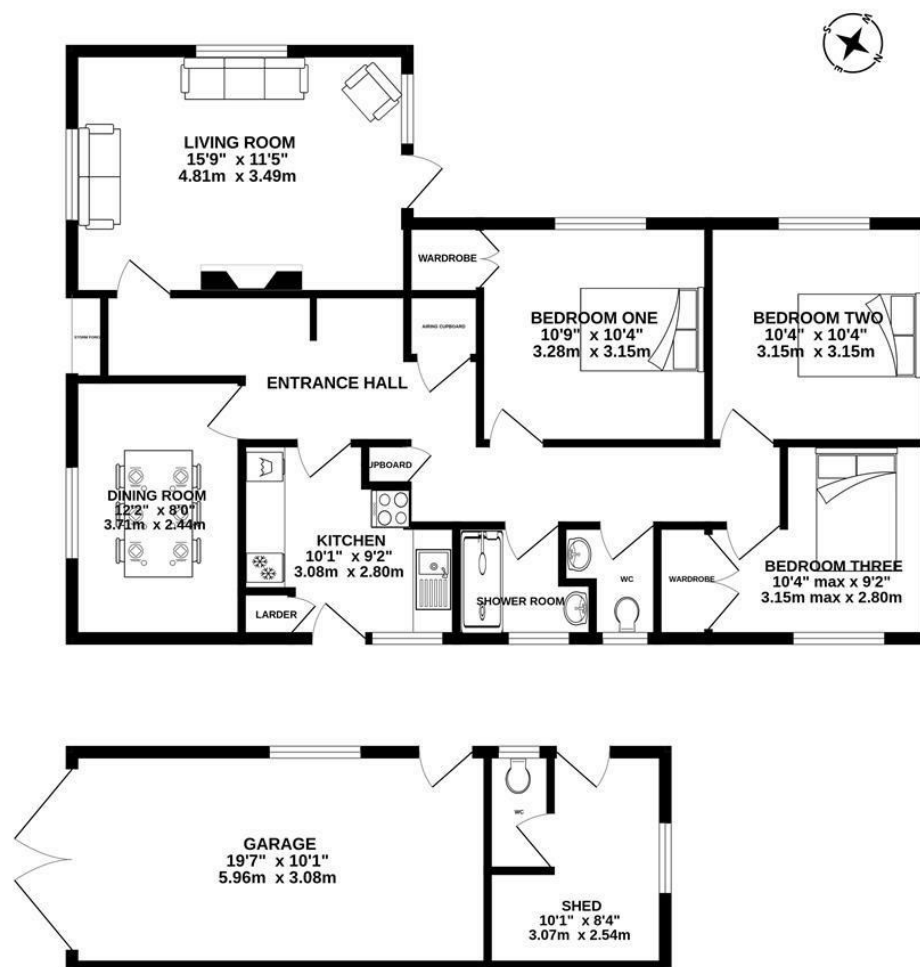
Photographs

Please note that a front photo was taken prior to the tenants moving in.



BUNGALOW

1190 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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