



# 2 Kingwood Cottage

Ermin Street, Lambourn Woodlands, Hungerford, Berkshire, RG17

7TS





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Guide £695,000

An attractive detached cottage with excellent frontage and a beautifully tended garden, approaching 0.25 of an acre in total (to be confirmed).

### Description

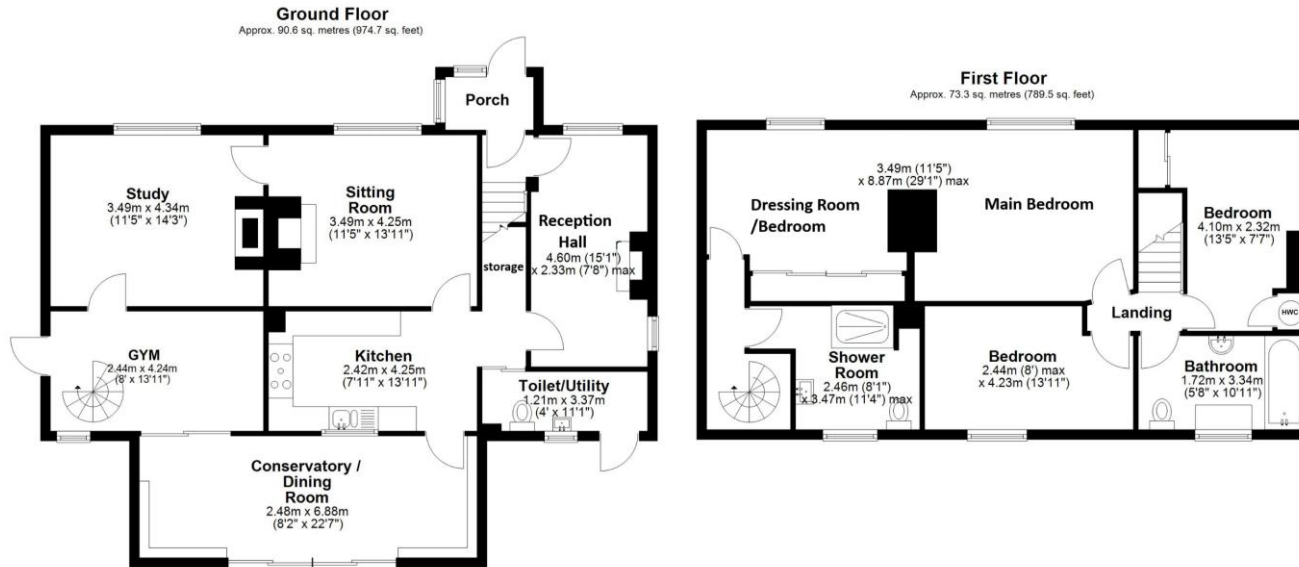
The property retains great character throughout with excellent living space and includes a reception hall with exposed floorboards and a fireplace, a useful utility/cloakroom with a door to the garden and a shaker style kitchen. The sitting room has an open fireplace, exposed beams and exposed floorboards running through in to the study. The study also has a fireplace, with a wood burner, together with an extensive range of oak veneer book shelves. There is also a gym, with a spiral staircase to the first floor. The addition of a substantial conservatory links the cottage nicely, to provide a dining space with doors to the garden. On the first floor the main bedroom currently opens into a dressing room with fitted wardrobes. This could be used as a fourth bedroom if required. There are two further bedrooms, a family bathroom and a separate shower room. Outside there is an extremely good driveway for off road parking and a detached garage block. The fabulous gardens are a particular feature, laid to lawn with well planted borders providing good interest and structure, a paved terrace with barbecue and garden store. A viewing is strongly advised to fully appreciate the overall qualities of this comfortable home and the lifestyle opportunity that it offers.

### 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.

- Entrance Porch
- Reception Hall/Study
- Cloakroom/Utility
- Kitchen
- Conservatory/Dining Room
- Gym
- Sitting Room
- Three Bedrooms
- Dressing Room/Bedroom Four
- Shower Room
- Bathroom
- Driveway
- Mature Garden
- Oil Fired Boiler and Oil Tank



Total area: approx. 163.9 sq. metres (1764.1 sq. feet)



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

#### Entrance Porch

With a tiled floor.

#### Door to:-

#### Entrance Hall

Stairs to first floor.

#### Study/Reception Hall

Feature fireplace with a tiled hearth, surround and mantlepiece. Exposed floorboards. Two radiators.

#### Cloakroom/Utility

With a wc and wash hand basin with storage below. Plumbing for automatic washing machine. Radiator. Door to garden.

#### Kitchen

Fitted with a range of cream fronted wall and base units with under unit lighting and solid wood worktops. Single drainer sink unit with a mixer tap. Space for a range cooker, Plumbing for dishwasher. Integrated fridge, Tiled floor. Under floor heating.

#### Conservatory

A double glazed and brick construction with a glass roof and doors to the garden. Radiator.

#### Study

Fireplace with a wood burning stove. Bespoke oak veneered shelving. Exposed floorboards. Radiator.

#### Gym

With a tiled floor and heated towel rail. Patio doors to the conservatory. Door to garden. Spiral staircase to first floor: - with access to loft.

#### Bedroom 1

Built in dressing table. Radiator. Opening to:-

#### Dressing Room/Bedroom 4

Fitted wardrobes. Radiator.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

#### Bedroom 2

Cupboard with hot water tank and immersion heater. Radiator. Fitted wardrobe.

#### Bedroom 3

Radiator.

#### Bathroom

A white suite comprising panelled bath with telephone taps, wash hand basin and wc. Radiator. Fitted low level cupboard.

#### Shower Room

With a generous shower enclosure, wash hand basin and wc. Heated towel rail

#### Detached Double Garage

With twin up and over doors and loft storage. Light and power.

#### At the front of the property is

A wide gravelled driveway that extends to the side of the house to provide lots of off road parking for several vehicles, motor home etc. There are two stunning wisteria's across the front of the cottage with gates to either side.

#### At the rear of the property is

A fabulous mature garden with an area of parking leading to a lawned garden and extremely well stocked borders providing good interest and structure. There is a lovely paved terrace for outside dining, together with a stone built barbecue. Outside lighting, tap and power points. Detached garden store. Outside oil fired boiler and oil tank.

#### Services

Mains water, electric and private drainage (water treatment plant). 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		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

