

20 Northfields, Lambourn, Berkshire, RG17 8YJ

Freehold

Guide Price **£375,000**

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SIMUL MOVERE



A three bedroom semi detached home with a generous garden, off-road parking and direct access to open countryside, all within walking distance of village amenities.

- Woodburning stove
- Ample storage
- Conservatory
- Off-road parking for multiple vehicles
- Generous rear garden
- Countryside views
- Walking distance to local village amenities
- Area of Outstanding Natural Beauty

SITUATION

The Lambourn Valley is part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Lambourn itself is a bustling village renowned for its horse racing connections, with the convenience of local shops, a post office, church, primary school and recreational facilities available, with many beautiful countryside walks on the doorstep. Commuting is convenient, with the village being just 5 miles from junction 14 of the M4 and the nearby market towns of Hungerford and Wantage approximately 8 miles distant. The larger towns of Newbury (13 miles), Swindon (10 miles) and Didcot (14 miles) all have main line routes to London Paddington and connecting trains are available at Hungerford.

DESCRIPTION

Situated on the edge of the village, this well-presented three bedroom semi detached home enjoys a lovely outlook over the surrounding countryside. Offering approximately 1,154 sq ft of accommodation arranged over two floors, the property provides comfortable and versatile living space, together with a pleasant rear garden and attractive rural views.

The accommodation begins with a welcoming entrance hall leading to a light and airy living room, featuring an attractive fireplace with a woodburning stove. A conservatory extends the living space and enjoys lovely views over the rear garden and adjoining countryside.

The spacious kitchen/dining room provides an excellent area for both everyday living and entertaining with access to a useful side porch, cloakroom and additional utility/storage space.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in storage, a further single bedroom and a shower room.











OUTSIDE

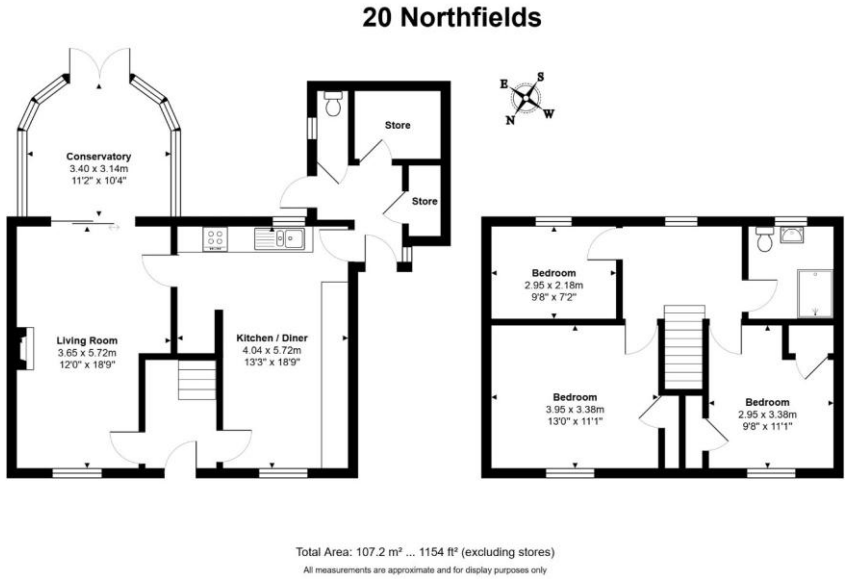
The front of the property is low maintenance and predominantly block paved, providing ample off-road parking for multiple vehicles and access to the rear garden. The impressive rear garden is laid mainly to lawn and is well established, with a variety of mature shrubs and trees. Enjoying a lovely rural outlook, the garden provides far-reaching views across the surrounding countryside.

SERVICES & MATERIAL INFORMATION

All mains services are connected. The property is operated by gas central heating.
EPC rating: D
Council tax band: C

What3words: jungle.womb.snowboard





Total Area: 107.2 m² ... 1154 ft² (excluding stores)

All measurements are approximate and for display purposes only

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