

20 Lynch Lane, Lambourn, RG17 8XH

Freehold

Guide Price **£245,000**

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SIMUL MOVERE



Step beyond the front door and this deceptively spacious home reveals flexible accommodation, with generous storage throughout, a comfortable living room and a light-filled conservatory. Its adaptable two-bedroom layout is complemented by a beautifully establish private rear garden.

- Private mature garden
- Flexible layout
- Ample storage throughout
- Light filled conservatory
- Allocated parking spaces
- Walking distance to village amenities
- Field views
- Quiet desirable location

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

From the outside, it is difficult to appreciate just how much space this property has to offer. Once through the front door, the property opens into a surprisingly generous home of approximately 1,193 sq ft, arranged across two floors with a flexible layout and excellent storage cleverly incorporated throughout.

The comfortably proportioned living room provides plenty of space to relax without feeling overly formal. Alongside it, the fitted kitchen offers ample cupboard and worktop space, integrated cooking appliances and a useful breakfast bar. From here, the home flows into a bright conservatory—an inviting place for dining, reading or simply enjoying the garden —with doors opening directly outside.

A double bedroom is positioned on the ground floor, making it equally well suited to guests, home working or anyone looking for greater day-to-day flexibility.

Upstairs, the spacious principal bedroom sits beneath the characterful roofline and features a striking triangular window with an open outlook. A bathroom with both a bath and separate shower is also located on this floor, together with generous and practical eaves storage.











OUTSIDE

The rear garden is a genuine highlight - private in feel, thoughtfully planted and filled with mature shrubs and colourful borders around a central lawn. It offers an inviting place to sit, or potter and unwind, while the conservatory creates an easy connection between indoors and out. To the front, the courtyard-style approach and established planting give the property an appealing sense of arrival and is completed with two allocated parking spaces.

SERVICES & MATERIAL INFORMATION

All mains services are connected and the property operates on gas fired central heating.
Council tax band: C
Energy efficiency rating: C
Annual service charge: £376

What3Words: soda.failed.donor





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