

**The Pound, Eastbury, RG17 7JL**

Freehold

Guide Price **£800,000**

jones robinson

SIMUL MOVERE



A substantial four-bedroom detached home offering far more space and flexibility than its charming frontage first suggests. With generous living areas, an impressive garden room, extensive garage and a large, well-screened private garden, this is a home designed to adapt comfortably to family life.

- Ample parking
- Woodburning stove
- Versatile layout
- Substantial garage
- Private rear garden
- Light-filled garden room
- Desirable village
- Area of outstanding natural beauty

## SITUATION

Eastbury is a highly sought-after and picturesque village nestled in the heart of the beautiful Lambourn Valley, surrounded by rolling countryside and renowned for its strong equestrian and horse-racing connections. The village has a wonderful community atmosphere and retains a charming rural character, making it a particularly desirable place to live.

Despite its tranquil setting, Eastbury is conveniently positioned for access to the wider road network, with Junction 14 of the M4 approximately 3.7 miles away. The market town of Hungerford, around 8 miles away, offers a range of everyday amenities, together with excellent rail services to London Paddington, while the historic market town of Newbury is approximately 11 miles to the south-east.

With its idyllic setting, beautiful surrounding countryside and close-knit community, Eastbury offers an appealing combination of rural village life and excellent accessibility.

## DESCRIPTION

The Pound opens into a remarkably spacious and adaptable home, combining comfortable everyday living with the flexibility to create quieter spaces for working, relaxing or entertaining.

At the heart of the house is a generous kitchen and dining room, fitted with an extensive range of cupboards and ideal for entertaining. A separate living room provides a welcoming place to unwind, complete with a brick-and-flint fireplace and woodburning stove, while an additional reception room offers valuable flexibility as a playroom, home office or snug. To the rear, the impressive garden room draws in an abundance of natural light and creates a lovely connection with the garden, making it equally suited to family time, hobbies or relaxed entertaining. A separate WC and bathroom complete the ground floor.

Upstairs are four well-proportioned bedrooms, including a particularly spacious main bedroom with a dormer window allowing in plenty of natural light. The remaining bedrooms provide comfortable accommodation for children, guests or home working, while bathroom facilities on both floors add welcome practicality for a busy household.











## OUTSIDE

Outside, the established rear garden is a real part of the home's appeal: generous, mature and well screened by trees and hedging, with plenty of room for children, gardening and outdoor entertaining. A driveway provides off-road parking and leads to the unusually substantial garage, offering excellent space for vehicles, storage or workshop use.

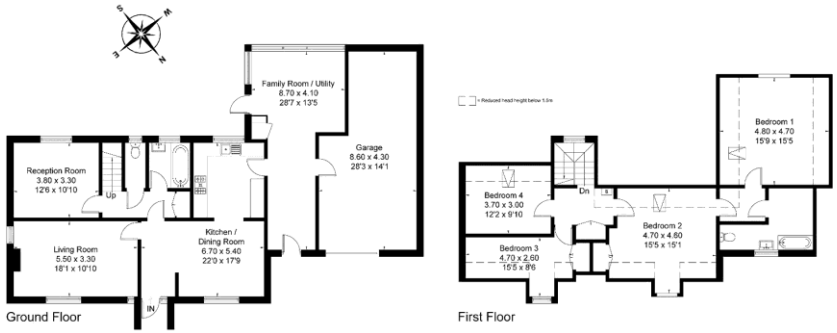
## SERVICES & MATERIAL INFORMATION

All mains services are connected except gas. The property operates on oil fired central heating.
Council tax band: E
Energy efficiency rating: E

What3words: modest.sock.electrode

# The Pound






Approximate Floor Area = 221.6 sq m / 2385 sq ft (Including Garage)

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