

34 High Street, Lambourn, RG17 8XN

Freehold

Guide Price **£350,000**

jones robinson

SIMUL MOVERE



This charming and deceptively spacious Grade II listed three bedroom cottage is rich in character throughout, conveniently situated within walking distance of village amenities.

- Well-equipped kitchen
- Woodburning Stove
- Original beams
- Downstairs cloakroom
- Separate utility room
- Three bedrooms
- On-road parking
- Walking distance to village amenities

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

Upon entering, the cottage opens into a welcoming hallway, with a well-equipped kitchen positioned directly ahead. To the right is a generous lounge/diner, retaining plenty of character with original beams and an attractive fireplace housing a wood-burning stove, creating a particularly cosy setting for winter evenings.

A separate utility room provides useful additional space and leads through to a downstairs cloakroom.

The staircase rises from the sitting room to the first floor, where there are three well-proportioned bedrooms and a superb family bathroom. The bathroom features a beautiful freestanding roll-top bath alongside a separate shower cubicle.













OUTSIDE

To the rear of the cottage is a charming, low-maintenance walled garden, with a generous central patio providing an ideal space for outdoor dining and entertaining. Steps rise to a raised decked area, creating a further spot to sit and enjoy the garden.

SERVICES & MATERIAL INFORMATION

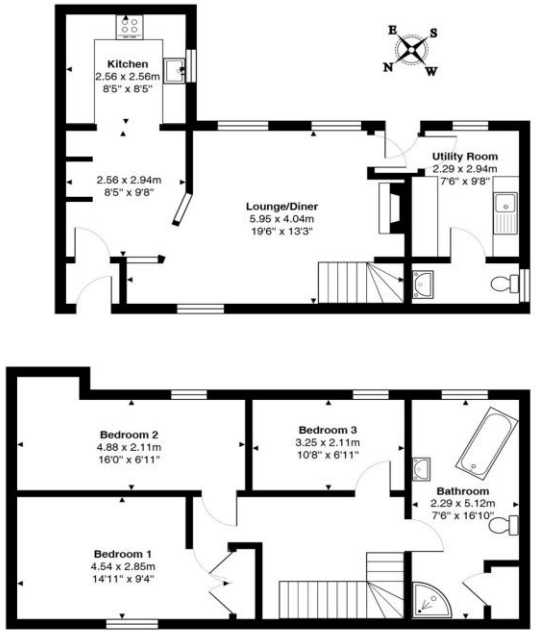
All mains services are connected and the property operates on gas fired central heating.
Council tax band: D
Energy efficiency rating: D

What3Words: relies.casually.complains



34 High Street, Lambourn

Total Area: 102.0 m² ... 1097 ft²



All measurements are approximate and for display purposes only

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