



FREEHOLD GUIDE PRICE

**£525,000**

**15A Baydon Road**

Lambourn RG17 8NT





**This pristine family home offers a combination of many functional rooms, all fantastically proportioned, in a non-estate location with parking for multiple vehicles and is being sold with no onward chain.**

- Parking for multiple cars
- Private enclosed rear garden
- 2,166 sq ft
- Flexible living accommodation

- Four double bedrooms
- Dressing room
- Field views
- En-suite shower to the main bedroom



## 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

This fantastic family home offers over 2,000 square feet of flexible living accommodation. The ground floor comprises an entrance hall, which is particularly welcoming with practical hard flooring, a cloakroom, a large, 20ft sitting room with an open fire, a utility room, a wonderful family room, and a further reception room which is currently being used as a home office. The kitchen/dining room offers a very social area and benefits from large doors leading out to the back garden. On the first floor there is a spacious landing and four double bedrooms. The main, dual aspect bedroom boasts not only an en-suite and dressing area but also fantastic views to the front from the generous windows.







## OUTSIDE

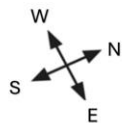
The property benefits from an elevated position with field views to the front, and a large driveway suitable for multiple vehicles. The rear garden is fully enclosed with a myriad of well-established trees, plants and shrubs providing a high degree of privacy. There are two patio areas perfect for al fresco dining or enjoying the evening sunshine thanks to the westerly aspect.

## SERVICES & MATERIAL INFORMATION

The property operates on gas fired central heating.  
EPC rating: C  
Council tax band: E







15a Baydon Road  
2166 sq.ft. approx.

For illustrative purposes only. Not to scale.  
Plan indicates property layout only.



GROUND FLOOR



FIRST FLOOR



## DIRECTIONS

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