



— SIMUL MOVERE —



FREEHOLD OFFERS IN EXCESS OF

**£285,000**

**10 Stork House Drive**

Lambourn RG17 8ND





**A delightful house which benefits from generous storage throughout, situated in a sought-after development, with wonderful countryside views.**

- Downstairs cloakroom
- Walking distance to the High Street
- Countryside views
- Larger than average garage
- Off street parking
- Sought after development
- Double glazing throughout
- En-suite shower to main bedroom with fabulous water pressure



## **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 lovely mid terraced property is in a perfect quiet location but only a short walk from the village centre. As you enter, there is a welcoming entrance hall and cloakroom. The good size living room has a feature fireplace with electric fire, and a large understairs cupboard. The living room leads into the well-equipped kitchen fitted with new oven, hob, and dishwasher. There is plenty of space for a dining table with views of the garden. Upstairs there are three bedrooms, all of which have deep built-in wardrobes, with the main bedroom also benefiting from an en-suite. The family bathroom is nicely accessible between all the bedrooms. The property benefits from a fully boarded and insulated loft with a ladder.





## OUTSIDE

To the front of the property is an easily maintained border with mature shrubs. There is driveway parking in front of the garage. The rear garden is fully enclosed and enjoys a south-west aspect. It is mostly laid to lawn with a patio area.

## SERVICES

All mains services are connected. The property operates on gas fired central heating. Double glazing throughout.

£250 per annum for upkeep of designated areas.

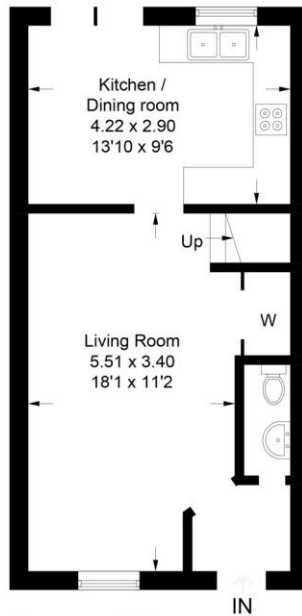
Council tax band: C Energy efficiency rating: C



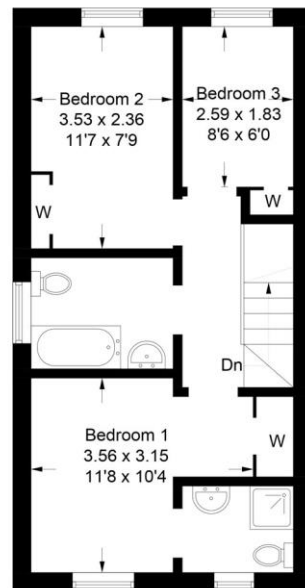


## 10 Stork House

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID338540)



What3words: table.defected.fans



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