



FREEHOLD GUIDE PRICE  
**£260,000**  
**23 Lambourn Place**  
Lambourn RG17 8XZ





## A three bedroom house with garage and off-road parking and being sold chain free.

- Enclosed porch
- Modern kitchen
- Light and airy living room
- Utility room
- Modern bathroom
- Front & private rear garden
- Garage in block
- Off road parking
- Lapsed planning permission to extend



### SITUATION

This well-appointed three-bedroom house is tucked away in a quiet location within easy walking distance of the village amenities. 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

The property offers a welcoming enclosed porch, modern bright kitchen and a spacious sitting/dining room, which leads to the storage space currently used as a utility area. Upstairs has three bedrooms (two of which are double) and a stylish refitted bathroom.







## OUTSIDE

There is a lawn to the front with a pathway leading to the porch. The rear garden is fully enclosed, predominately laid to lawn with border shrubs and plants, and has a decked area and convenient shed. A gate at the bottom of the garden allows rear access to the off road parking. There is also a single garage, which is situated in a nearby block.

## SERVICES & MATERIAL INFORMATION

All mains services are connected.

EPC rating: C

Council tax band: C





## 23 Lambourn Place

Approximate Gross Internal Area = 72.6 sq m / 782 sq ft

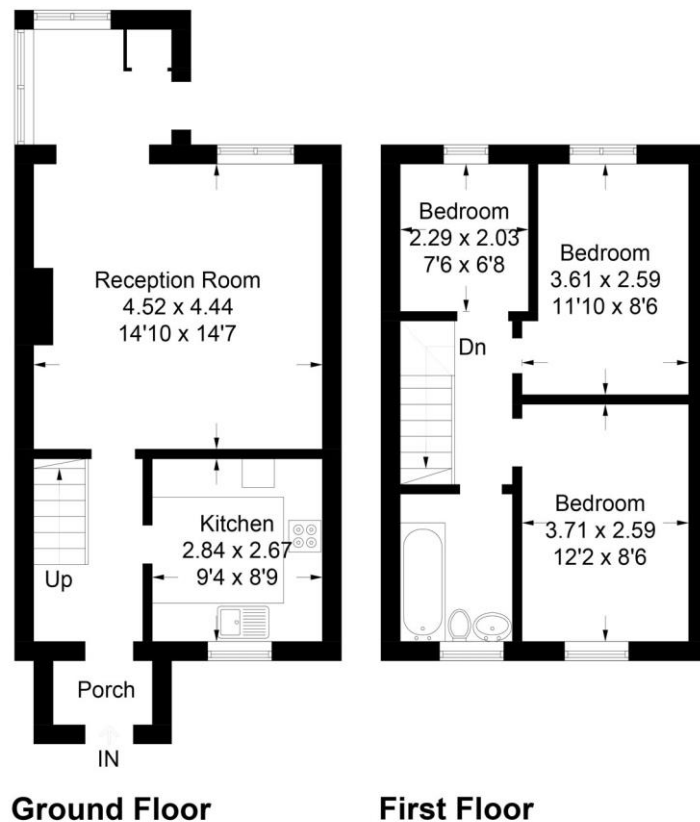


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID478429)



### DIRECTIONS

From our offices in The Market Place, turn right into Parsonage Lane. Take the first main turning on the right into Big Lane and the first right into Lambourn Place. No. 23 is located at the end of the road, accessed down a pathway.



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