



COLLINGRIDGE FARMHOUSE

Carter Jonas

COLLINGRIDGE FARMHOUSE 15 OXFORD STREET LAMBOURN RG17 8XS

- Newbury town centre and mainline station to London Paddington 16.4 miles
- Hungerford town centre and mainline station 9.9 miles
- Didcot mainline station to London Paddington 18.6 miles
- Wantage town 9.3 mile, M4 (junction 14) 6.9 miles

Porch · large reception hall · sitting room · dining room · snug/study · kitchen · utility · cloakroom · sunroom · principal bedroom with ensuite · 3 further bedrooms · family bathroom · first floor one bedroom flat with separate access · attractive original stable block · gated main entrance but with a secondary side access · very private garden mainly walled and adjoining the River Lambourn · adjoining paddock with separate access from the rear · original greenhouse · Energy Rating F

SITUATION

Collingridge Farmhouse is a very handsome village property situated in the centre of Lambourn, in a private location yet within walking distance of all the facilities. Lambourn is a large village lying within the Newbury/Wantage/Hungerford triangle and also within commuting distance of Swindon. Communications are good being only a few miles from the M4, giving access to London, Heathrow and the West Country. Train services are from Newbury, Didcot and Swindon. It offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors and a primary school.

POTENTIALLY THE FINEST HOUSE IN LAMBOURN. AN ATTRACTIVE GRADE II LISTED PERIOD HOUSE PROVIDING EXTENSIVE ACCOMMODATION TOGETHER WITH GARDEN AND PADDOCK OF APPROXIMATELY 2.45 ACRES, SITUATED IN THE CENTRE OF THIS DOWNLAND VILLAGE, IN NEED OF EXTENSIVE MODERNISATION AND RESTORATION.



DESCRIPTION

The property is a substantial Grade II Listed detached house offering over 3600 ft.² of accommodation. The house has retained a great deal of its original charm and character with many original features. In the past it was a very stylish and lovely home but is now in need of extensive restoration. The large reception hall is a particular feature of the house and there are three further reception rooms on the ground floor, all with good proportions and high ceilings, with the two main reception rooms having French doors leading out to the rear garden. Typical for a house of this period there is a small kitchen and associated utility and scullery areas together with an adjoining sunroom. On the first floor there is a central landing, a principal bedroom with ensuite bathroom, three further bedrooms and the family bathroom. There is also a self-contained one-bedroom flat which has separate side access via an external staircase. This can also be accessed internally from the landing so can be used as part of the main house.

OUTSIDE

The house is approached through a handsome set of gates beyond which is an ample drive providing plenty of parking with an impressive copper beech tree to one side and is mainly walled with the River Lambourn flowing along one boundary. On the northern side there is a second access which leads to the detached stable building which contains the original stable fittings and a hayloft above. The secondary drive extends to the rear of the property where there is access into the garden as well as to the attractive original greenhouse. The garden is fully enclosed and very private and there is a gate leading directly into the paddock beyond which also has separate access to the rear. In all the garden and paddock is about 2.45 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, gas central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band H

Viewing: By prior appointment through the Newbury office 01635 263010



Collingridge Farmhouse, 15 Oxford Street, Lambourn, Hungerford
 Approximate Gross Internal Area
 Main House = 340 Sq M/3659 Sq Ft
 Outbuildings = 82 Sq M/882 Sq Ft
 Total = 422 Sq M/4541 Sq Ft



Outbuilding Ground Floor First Floor
 Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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