



**SHEEPDROVE LODGE**

Guide Price £2,250,000

**Carter Jonas**

# **SHEEPDROVE LODGE SHEEPDROVE LAMBOURN RG17 7UT**

- 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 · entrance hall · drawing room · study · dining room · breakfast room · kitchen · larder · cloakroom · utility · boiler room · principal bedroom with ensuite and dressing room/bedroom 8 · 6 further double bedrooms · family bathroom · 2 shower rooms · separate WC · box room · good cellar · integral double garage with extra storage · stable block with three stables · tack room and barn · garden gazebo · lovely established garden · three paddocks · stunning views · in all 9 acres · Energy Rating E

## **SITUATION**

Sheepdrove Lodge is situated in a very special location in an elevated position on the Lambourn Downs. Sheepdrove is a lovely area as it is very quiet, away from any road noise and has direct access onto the Downs providing fantastic walking and riding. The house is well positioned in the centre of the garden and is protected on all sides by established trees and shrubs with three paddocks running to one side and rear of the property. From the house, it is a short drive into Lambourn village. Lambourn is a large village lying within the Newbury/Wantage/Hungerford triangle. 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 Hungerford. The village offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors and a primary school.

**SITUATED IN A GLORIOUS LOCATION ON THE LAMBOURN DOWNS, IN A VERY PRIVATE AND QUIET POSITION, WITH LONG REACHING SOUTHERLY VIEWS, A WONDERFUL FAMILY HOME WITH ESTABLISHED GARDEN AND PADDOCKS AMOUNTING TO 9 ACRES. A PERFECT FAMILY HOME WITH GREAT LINKS TO LONDON.**



## DESCRIPTION

Sheepdrove Lodge was originally built in the early 1900s and although was extended in the 1970s it has retained a great deal of its original charm and character. The house offers excellent family accommodation of 4685 ft.<sup>2</sup> and has been designed with the principal rooms facing south, overlooking the garden and with lovely views beyond. The property offers light accommodation throughout and has been a wonderful family home for the last 50 years. The ground floor provides ample space and rooms for family living, and on the first floor the principal bedroom, with ensuite and dressing room, has stunning views. There are 6 further bedrooms and a family bathroom and 2 shower rooms, which means the accommodation is very well balanced between the two floors providing excellent space throughout.

## OUTSIDE

The property is approached via a sweeping drive which provides access to the property and the integral double garage which has an area to one side for storage. On entering the drive to one side is the stable yard where there is a stable block providing three stables, tack room and barn, with power and water. The garden is an attractive feature of Sheepdrove Lodge. It surrounds the house and has a principal south facing aspect, but there will be sun in the garden at all times of the day. In front of the property, there is a raised terrace, with a charming small gazebo to one side, beyond which the garden falls away, through apple trees, to a large area of flat lawn. Behind the property is a terrace which is ideal for outside entertaining and the garden contains an abundance of trees and shrubs, including an avenue of cherry trees. To the rear of the stable block and extending behind the garden there are three railed paddocks, with 2 water troughs. There is separate access into the land from Sheepdrove Road.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, private septic tank drainage, oil fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band H

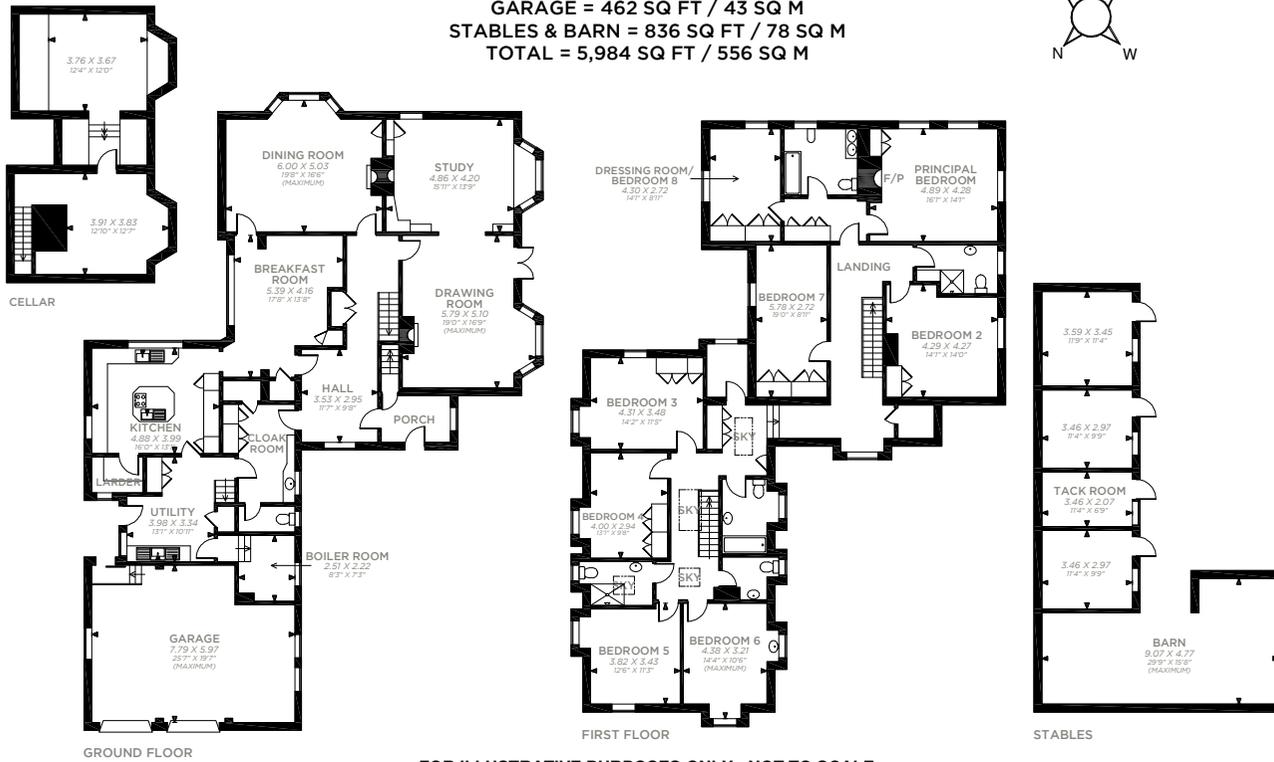
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG17 7UT





Sheepdrove Lodge, Sheepdrove, Hungerford  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 4,686 SQ FT / 435 SQ M  
 GARAGE = 462 SQ FT / 43 SQ M  
 STABLES & BARN = 836 SQ FT / 78 SQ M  
 TOTAL = 5,984 SQ FT / 556 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Offices throughout the UK



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