



THE DOWNS

Guide Price £1,100,000

Carter Jonas

THE DOWNS SHEEPDROVE LAMBOURN RG17 7UY

– Newbury town centre and mainline station to London Paddington in less than 1 hour 16.4 miles
– Hungerford town centre and mainline station 9.9 miles
– Didcot main line station to London Paddington 18.6miles
– Wantage town centre main 9.3 miles, M4 (Junction 14) 6.9 miles

Porch · entrance hall · sitting room · kitchen · dining room · sunroom · main bedroom with ensuite shower room · two further bedrooms · family bathroom · bedroom 4/ utility/ office · two stables and tack room · garage · large tractor shed/workshop · plenty of private drive · established and very private garden · paddock land · garden shed with summerhouse · greenhouse · in all 4.46 acres · Energy Rating F

SITUATION

The Downs is situated in a very special location in an elevated position on the Lambourn Downs. Sheepdrove is a lovely area, away from road noise and has direct access onto the Downs providing fantastic walking and riding. The property is well positioned in the centre of its garden and is protected by the garden and adjoining paddock. From the property it's a short drive to Lambourn village. 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.

SITUATED IN A GLORIOUS LOCATION ON THE LAMBOURN DOWNS, IN A VERY PRIVATE AND QUIET POSITION, WITH LONG REACHING SOUTHERLY VIEWS, A LOVELY FAMILY HOME WITH ESTABLISHED GARDEN AND PADDOCK AMOUNTING TO 4.46 ACRES. A PERFECT FAMILY HOME WITH GREAT LINKS TO LONDON.



DESCRIPTION

The Downs is a single storey dwelling that has been a much loved family home for many years. It has been extremely well maintained both inside and out and provides a great opportunity for a new owner to extend, improve and possibly replace the dwelling with a new property. The position of the property makes it unique as it is in a very private location with far reaching southerly views and is surrounded by its own garden and paddock land. The accommodation provides an open plan kitchen/dining room which opens to a south facing sunroom which is ideal for a family to gather. The main sitting room also has doors leading directly onto the garden and an attractive fireplace. To the front of the property there is a large utility room/office/bedroom. The principal bedroom has an ensuite shower room and there are two further bedrooms and family bathroom.

OUTSIDE

The Downs is accessed via a five-bar gate beyond which is a large gravelled drive providing ample parking together with access to the buildings. To one side of the drive is a useful range of buildings including two stables, a tack room and garage. Behind the drive is a large detached building providing storage for both garden machinery and a workshop. The gardens extend to the front and rear of the property with the majority on the south and west side so with a very sunny aspect. The gardens are well established with a variety of mature trees, shrubs and plants, there is a greenhouse and a garden shed with summerhouse. To one side of the garden is a large paddock. In all the garden, grounds and paddock land amount to 4.46 acres

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Private drainage, Calor gas fired central heating, mains water, and electricity

Local Authority: West Berkshire Council - 01635 551111

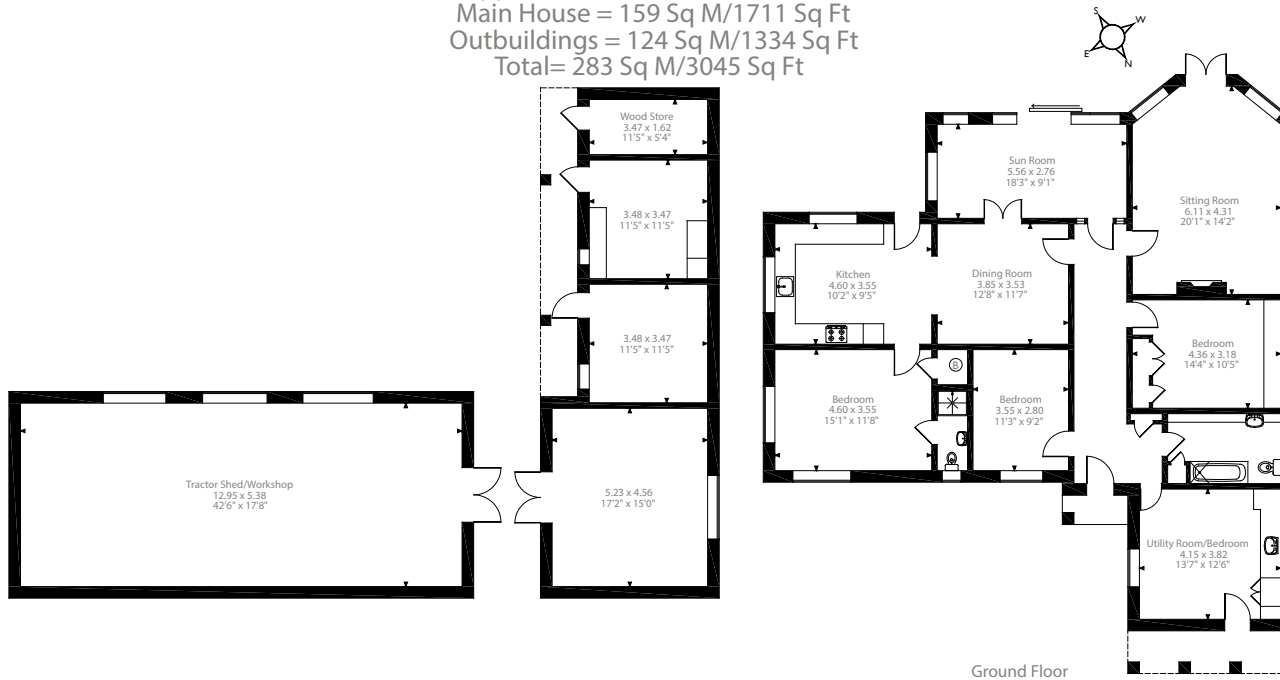
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: What3words - informer.evaded.between or via the postcode RG17 7UY



The Downs, Sheepdrove, Lambourn, Hungerford
 Approximate Gross Internal Area
 Main House = 159 Sq M/1711 Sq Ft
 Outbuildings = 124 Sq M/1334 Sq Ft
 Total= 283 Sq M/3045 Sq Ft



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		
55-68	D		58 D
39-54	E		
21-38	F	29 F	
1-20	G		

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