



## **OLD BAKERY**

Guide Price £1,100,000

**Carter Jonas**



## OLD BAKERY EASTBURY HUNGERFORD RG17 7JN

– Lambourn 1.5 miles, Wantage 7.5 miles, Marlborough 11 miles  
– Hungerford 5.5 miles, Hungerford to London Paddington from 50 minutes, M4 J14 4 miles  
– Newbury 10 miles, Newbury to London Paddington from 45 minutes  
– Didcot 14 miles, Didcot to London Paddington from 40 minutes

Drawing room · study · inner hallway · cloakroom · dining room · kitchen/breakfast room · conservatory · library · snug/bedroom 6 · downstairs bedroom · downstairs shower room · utility · sauna · principal bedroom with ensuite bathroom · 3 further bedrooms · bathroom · studio/loft room · garden · large garage · off street parking · Energy Rating E

### SITUATION

Eastbury is a popular village straddling the Lambourn River and located within the beautiful countryside of the Lambourn Valley. Within the village is an excellent pub and pretty church. Lambourn has a good range of shops for everyday needs with the market towns of Hungerford and Newbury giving more extensive facilities. Communications by road are via the M4 (Junction 14 at Shefford Woodlands) and the A34 dual carriageway from Junction 13 of the M4. There are trains from Newbury to Paddington. Sporting amenities in the area include golf at Chaddleworth, Newbury, Donnington and Marlborough, racing at Newbury.

**A SUBSTANTIAL AND HANDSOME PERIOD HOUSE MEASURING OVER 3,400 SQ FT WITH FLEXIBLE ACCOMMODATION IN THIS SOUGHT AFTER DOWNLAND VILLAGE.**





## DESCRIPTION

Old Bakery, as the names suggests, was the bakery for the village and is an exceptional detached c.1907 village property, with an abundance of character and charm. The extensive accommodation offers versatility, with the possibility of creating a distinct separate living area on the ground floor. The elegant dual aspect drawing room boasts an impressive fireplace and offers access to the study, the conservatory and the inner hallway. The kitchen/breakfast room is in the centre of the house and leads into a splendid vaulted ceiling library. There is also a utility room, a bedroom with en suite shower room, plus a snug which could be a sixth bedroom if required. The integral garage has a sauna in one corner. The first floor offers a generous principal bedroom with adjoining bathroom with shower. There are three further bedrooms, all with fitted cupboards and which are served by the family bathroom with roll-top bath. There is an excellent loft room/studio, accessed via a substantial loft ladder.

## OUTSIDE

Outside, parking to the front of the house is supplemented by further parking to the rear. In addition to the courtyard garden there is a beautiful garden, laid to lawn with mature hedging and shrubs.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

**Council Tax:** Band G

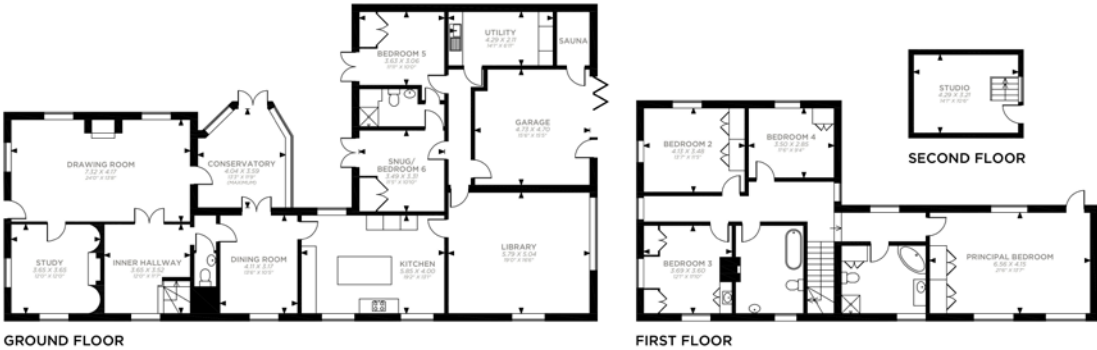
**Viewing:** By prior appointment through the Newbury office 01635 263010

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





OLD BAKERY, EASTBURY, HUNGERFORD  
APPROXIMATE GROSS INTERNAL AREA  
MAIN HOUSE = 3,442 SQ FT / 320 SQ M  
GARAGE = 279 SQ FT / 26 SQ M  
TOTAL = 3,721 SQ FT / 346 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		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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