



# Outstanding views on the edge of the village

**Dormer House, Greenways, Lambourn, Hungerford**

Freehold



Reception hall • 3 reception rooms • Kitchen  
• Laundry room • 4 bedrooms • 3 bath/shower rooms  
• Bedroom 5 en suite /potential annexe with separate access • Workshop • Double garage • Gardens

### **Situation**

Dormer House is situated in an elevated position on the edge of the village of Lambourn, with its excellent facilities. More extensive facilities can be found in Hungerford, Wantage, Newbury and Swindon.

There are outstanding views over the surrounding countryside which is designated an Area of Outstanding Natural Beauty and offers superb opportunities for exploring, whether on foot, bicycle or horse. The Ridgeway national path crosses West Berkshire just to the north of Lambourn.

### **The Property**

Dormer House was originally built c.1930s and has been extensively extended and refurbished to create a comfortable and spacious family home. The accommodation is nicely laid out and ideally suited for a large family, however the flexibility of the layout also lends itself to providing a ground floor annexe with separate access.

### **Outside**

Dormer House is approached from the lane to gravelled parking to the front of the house, a spur of which continues to the rear where the double garage and workshop are located.

The gardens are laid mainly

to lawn with some beautiful and mature mixed borders.

### **Tenure**

Freehold

### **Services**

Mains electricity and water, private drainage.

### **Local Authority**

West Berkshire Council,  
Tel; 01635 42400

### **Postcode**

RG17 7LG

### **Directions**

On descending into Lambourn village and at the crossroads in the centre, turn right into Newbury Street, then first right into Station Road. At the top turn right into Edwards Hill, and second left into Greenways. Proceed up the hill, keeping left at the fork and Dormer House will be the second house on the right.

### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

### **Viewing**

Strictly by appointment with Savills.





**Dormer House, Lambourn, RG17 7LG**

**Approximate Area** 315.2 sq m / 3392 sq ft

**Garage** 28.7 sq m / 309 sq ft

**Loft Room** 26.4 sq m / 284 sq ft

**Workshop** 62.9 sq m / 677 sq ft

**Total** 433.2 sq m / 4662 sq ft Including Limited Use Area (31.4 sq m / 338 sq ft)



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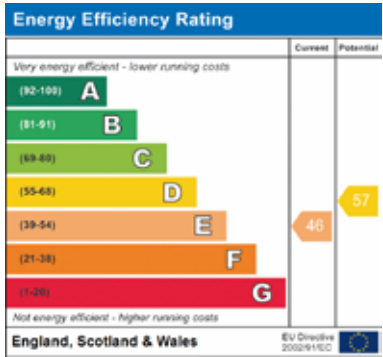
Ground Floor

Area = 191.6 sq m / 2062 sq ft  
(Limited Use Area = 3.2 sq m / 34 sq ft)



First Floor

Area = 123.6 sq m / 1330 sq ft  
(Limited Use Area = 19.5 sq m / 210 sq ft)



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