



Superb detached home on the edge of the village of Lambourn

Lynchwood, Upper Lambourn Road, Lambourn, Hungerford, Berkshire, RG17 8QG

Freehold



Drawing room • Dining room • Sitting room • Orangery
• Kitchen/breakfast room • Principal bedroom with en
suite shower room • 3 further double bedrooms • Family
bathroom • Shower room • Utility room • Double garage
• Garden in all about 0.45 Acres • EPC Rating D

Situation

Lynchwood is situated on the Upper Lambourn Road on the edge of Lambourn. The position provides easy access to the facilities offered by the village, which include a doctors, dentist, pharmacy, two small supermarkets, post office, butchers and several other shops together with public houses, churches and a primary school.

The surrounding countryside 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 towns of Hungerford, Wantage, Newbury and Swindon are within easy reach and provide comprehensive everyday facilities including main line railway stations. Lambourn is also conveniently placed for the M4 providing access to London and the West Country.

The Property

Extended and refurbished extensively Lynchwood provides an exceptional family house privately located on the edge of this sought after and thriving village.

On entering you are welcomed by a spacious entrance hall. At one end can be found the practical spaces which include a large utility room, boot room and downstairs cloakroom and shower room. At the other end of the hall there is a generous kitchen/breakfast room which has been fitted with an electric AIMS AGA, bespoke units, granite work surfaces, induction hob and a very useful pantry. The kitchen opens up into the stunning orangery giving lovely views over the gardens and beyond. The drawing room is most impressive and has a log burner and two sets of doors out to the gardens. In addition there is a bespoke fitted study and a family room with doors to the terrace off the kitchen. A generous dining room with herringbone parquet floor completes the ground floor accommodation.

Upstairs the principal bedroom features extensive bespoke fitted wardrobes and an en suite shower room and enjoys views over the garden and country side beyond. There are three further double bedrooms and a family bathroom with roll top bath.





Outside

Lynchwood is wonderfully positioned in its plot. Set back from the road the property is approached through double wooden gates that lead to a gravel drive and detached double garage with electric doors.

To the front there is an attractive well stocked garden that wraps around to the rear of the house where there is a large raised terrace adjacent to the orangery and sitting room that serves as a perfect sun trap and plenty of space for outdoor entertaining. The remainder of the garden is mainly laid to lawn with mature shrub and herbaceous borders. In addition, there are raised vegetable beds and a fruit cage.

Services

Mains water, gas, electricity and drainage

Local Authority

West Berkshire

What3words

///excellent.organic.clan

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.



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Approximate Floor Area 355.6 sq m / 3828 sq ft

Garage 30.7 sq m / 330 sq ft

Total 386.3 sq m / 4158 sq ft (Excluding Void)

Lindsay Johnn

Savills Newbury

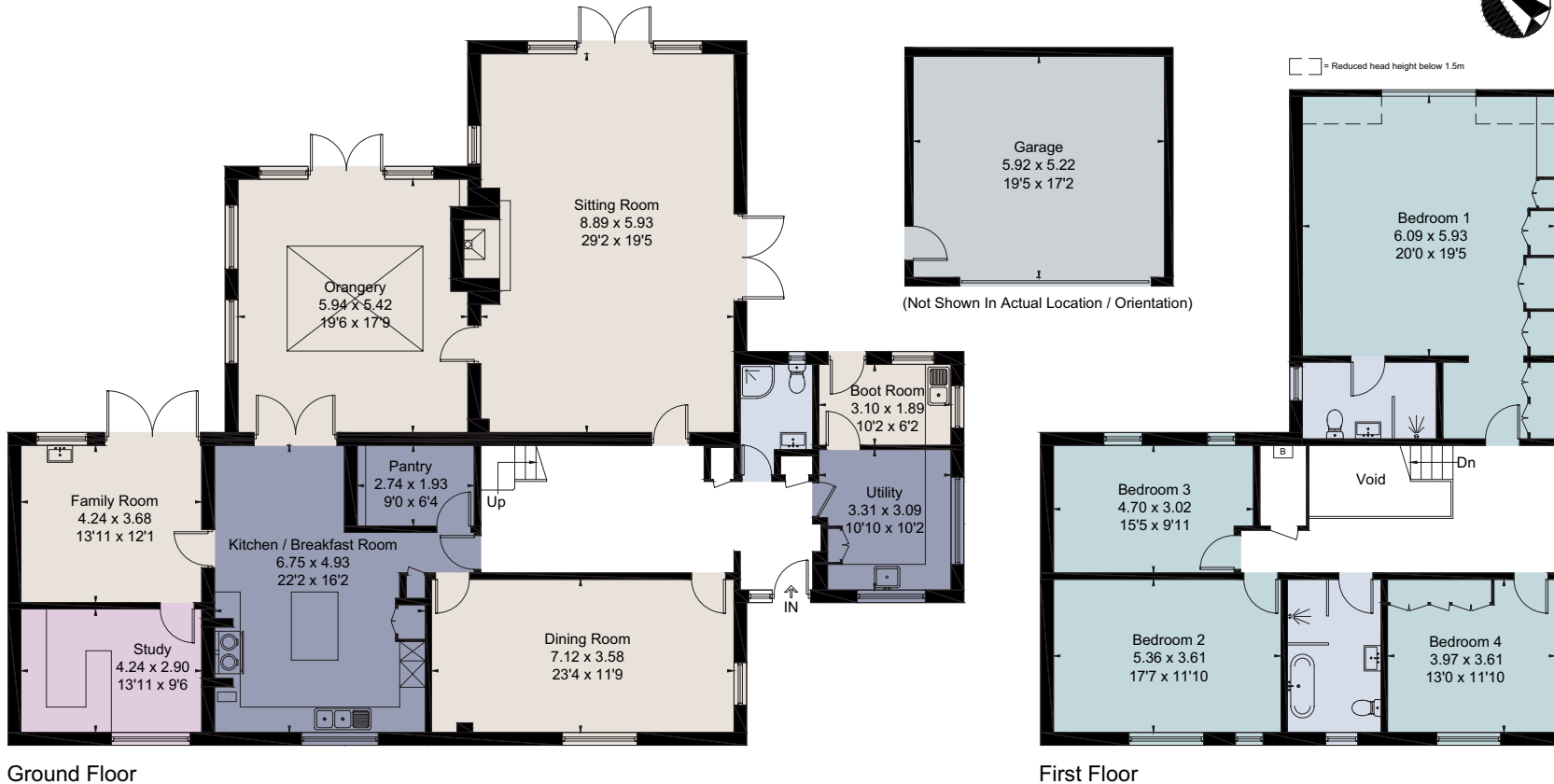
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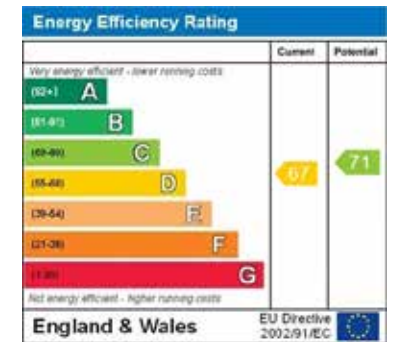
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Ground Floor

First Floor

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