



Fairview, Greenways, Berkshire





A fantastic edge of village family house with land and exceptional views.

Five / six bedroom house with mature gardens and paddocks with stabling totalling 5.77 acres.



Tenure: Available freehold

Local authority: West Berkshire Council

Council tax band: G





Fairview, Greenways

Fairview is believed to be 60 years old and has light, well-proportioned rooms with large windows and high ceilings.

The entrance hall leads into the west-facing sitting room with a fireplace and long views across the valley to the downs.

The kitchen/breakfast room with an island overlooks the garden and scenic views and has an adjacent playroom/family room.

There is an en suite guest bedroom on the ground floor with three more bedrooms and a family bathroom. The first floor has a principal bedroom, bathroom and dressing room/bedroom six. The western-facing aspect provides glorious sunset views over the valley and downs through the summer and winter.

Garden, stabling and land

The property is approached via private gates on Greenways, which leads to the driveway, paddocks and a large integrated four-berth garage.

The property sits centrally within gardens of just over half an acre, which are mainly laid to lawn and bordered by mature hedging.

French doors from the sitting room lead on to a sheltered west-facing terrace. A door from the boot room provides access to a further terrace.

There are two fenced paddocks, a turn-out paddock (all with water), a field shelter, and a stable block with electricity and water, comprising three loose boxes, a foaling box, a tack room, and a feed room.





Lambourn, Berkshire

Fairview has fantastic views and is located in Greenways on the edge of Lambourn, designated as An Area of Outstanding Natural Beauty.

The village has good local amenities, including a primary school and local shops, whilst more comprehensive facilities are found in Hungerford and Wantage, both about 9 miles away. The surrounding countryside is particularly attractive and offers many opportunities for walking and riding.

The property is well located for communications nationally, with junction 14 of the M4 being about 6 miles to the south. There is also a fast and regular train service from either Newbury, Hungerford or Didcot to London Paddington, which takes less than one hour.

Many well-regarded state and independent schools are in the area, including Pinewood, St Hugh's, Marlborough College, and Downe House.



Whilst the property has benefited from some recent improvements, there are excellent opportunities, subject to the relevant permissions, to expand and reformat the first floor, extend the footprint on to the terraces, and convert some of the integrated garage space. Please note the land at the property has been successfully demonstrated as a deliverable site for future development plans and, as such, will carry an overage agreement should a future owner choose to develop it.

Property information

Services

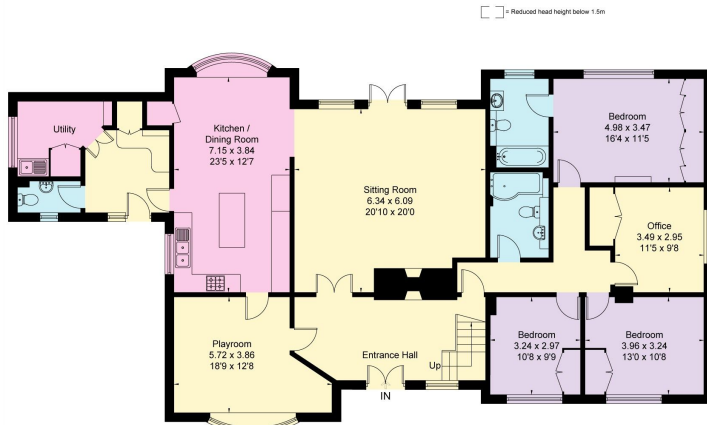
Mains water, drainage, electricity and oil heating. Bottled gas fire in the sitting room. 4G phone signal and Virgin Media Fibre

Directions (RG17 7LD)

what3words:///blesses.trifle.embellish



Approximate Area = 266.5 sq m / 2868 sq ft
 Outbuildings = 146.1 sq m / 1573 sq ft (Including Garage)
 Total = 412.6 sq m / 4441 sq ft
 Including Limited Use Area (7.4 sq m / 80 sq ft)



Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)
 Stables

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

Note: There is a public footpath on the north-western corner of the property.

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