



Baydon Road, Lambourn, Berkshire

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A beautifully converted **former wood factory** tucked away in a private position in this thriving village.

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## Summary of accommodation

Entrance hall | Kitchen/breakfast room | Dining room | Utility room | Sitting room | Snug | Office | Downstairs en suite bedroom | WC

Three en suite bedrooms

Electric gated entrance with gravel driveway | garden | Two patios | Garage

## Distances

Hungerford 9 miles (London Paddington 60 minutes), Wantage 9 miles, M4 (J14) 6 miles,

Newbury 16 miles (London Paddington from 45 minutes)

(All distances and times are approximate)



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## Situation

Baydon Road is a short walk to the centre of the village. The Lambourn woods has miles of footpaths, bridleways and byways that offer access to the surrounding countryside by foot, bicycle and horse.

Lambourn has excellent amenities including a church, primary school, doctors surgery, library and a selection of shops including a butcher, supermarkets and artisan bakery/ coffee shop. Hungerford, Newbury and Wantage are all close by and provide a wider selection of shopping facilities.

Communications are excellent with Junction 14 of the M4 very close by providing access to London, the West and the wider motorway network via the A34.

There is a fast train service to Paddington from Hungerford and Newbury, both taking approximately 45-50 minutes.







## The property

Baydon Road retains all its period charm but is enhanced by a magnificent renovation which brings 21st century style and comfort to this unique home.

The generous entrance hall is flooded with light and has an impressive, exposed flint and brick wall. This leads through to a magnificent kitchen/breakfast room with French doors leading onto a patio. This stylish room has plenty of space for dining and has plentiful storage in addition there is a separate utility room.

There is a charming dining room off the kitchen, again with bi-folding doors and feature wall.

The sitting room is well proportioned and bright with floor to ceiling doors/windows and sky lights. It has a large double-sided fireplace between the sitting room and the snug giving a really cozy feel. There is direct access to the paved sun terrace outside via bi-folding doors and a gallery above.

Situated at the far end of the house is an en suite guest bedroom with two sets of French doors facing the garden.





Beyond this is a really useful office space with brilliant privacy to work from home.

Upstairs there are three good sized bedrooms all with en suite bathrooms, two of which are open plan. There are sky lights throughout, a gallery overlooking the sitting room and exposed beams.





The private garden can be accessed by a number of French doors. Mainly laid to lawn with pretty paved areas and flower borders. The property comes with a double garage and surrounding wall with electric gate for security.

## Services

Mains water, drainage and electricity and gas.

## Post Code

RG17 8NT

## What3Words

kingdom.oasis.rolled

## Viewing

Viewing by prior appointment only with the agents.

## Property information

**Tenure:** Freehold

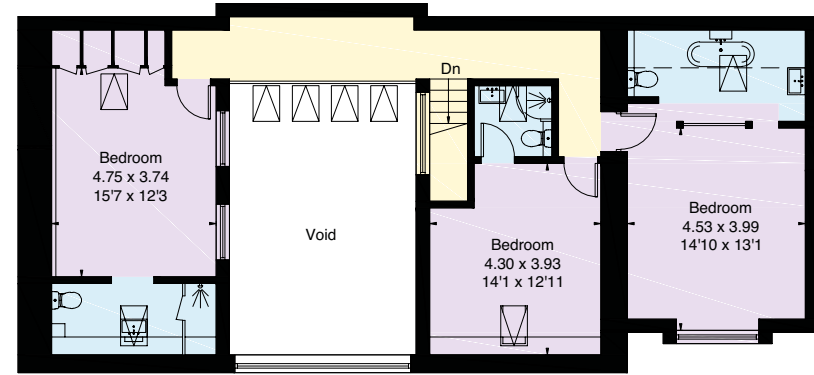
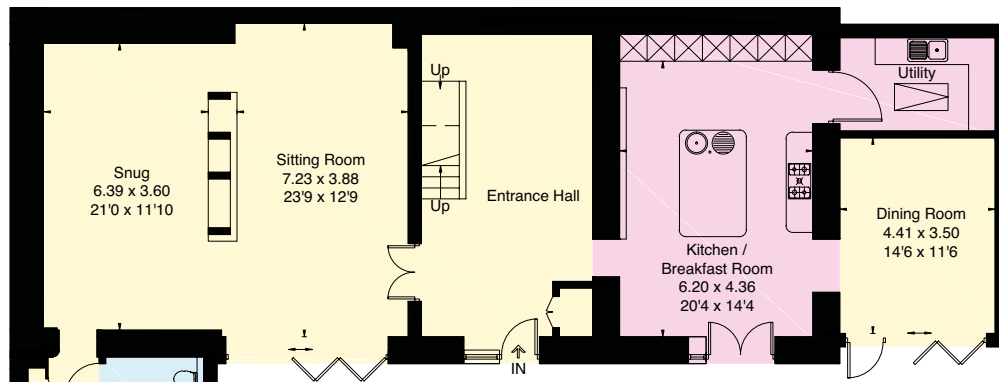
**Local Authority:** West Berkshire Council: 01635 42400

**Council Tax:** Band F

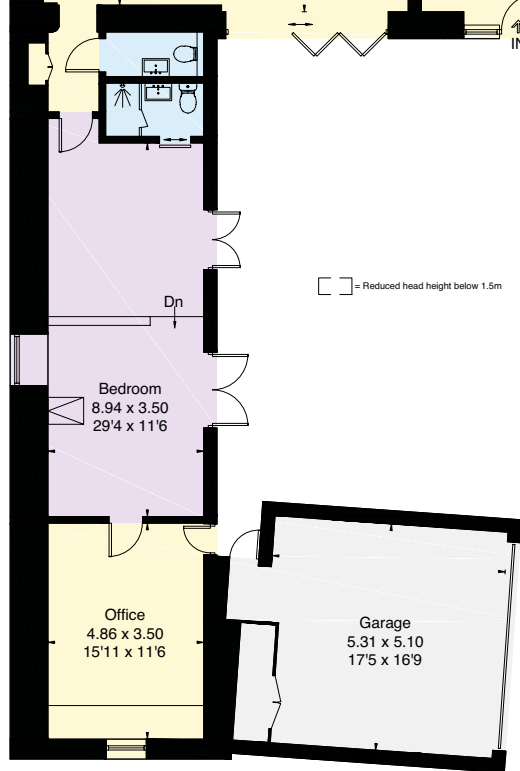
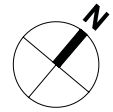
**EPC Rating:** C

**Guide Price:** £930,000





First Floor



Ground Floor

**Approximate Gross Internal Floor Area**  
**297.8 sq m / 3205 sq ft (Excluding Void)**  
**Garage = 30.5 sq m / 328 sq ft**  
**Total = 328.3 sq m / 3533 sq ft**  
**Including Limited Use Area (4.1 sq m / 44 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs dated December 2022.

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