



Block House, Goose Green, Lambourn



A **beautifully renovated** period home tucked away in a private position in this thriving village.

Distances

Hungerford 9 miles (London Paddington 60 minutes), Wantage 9 miles,
M4 (J14) 6 miles, Newbury 16 miles, Didcot 17 miles
(All distances and are times approximate)

Summary of accommodation

Entrance hall | Downstairs shower room/WC | Kitchen/breakfast room
Utility room | Drawing room | Snug

Four bedrooms | Three bathrooms

Gravel driveway | Garden | Large garage/store room





Situation

Block House is situated in the sleepy enclave of Goose Green, a very private part of Lambourn. A short stroll from the house to the left will lead you to the centre of the village, while to the right you can access the famous Lambourn woods and miles of footpaths, bridleways and byways that offer access to the surrounding countryside by foot, bicycle and horse.

Lambourn has excellent local amenities including a church, primary school, doctors surgery, library and a selection of good local 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 Didcot and Newbury, both taking approximately 45-50 minutes.

The property

Block House retains all its period charm but is enhanced by a magnificent renovation of the property which really brings 21st century style and comfort to this unique home.

The generous reception hall is flooded with light and leads you through to the magnificent kitchen/breakfast room. This stylish room has plenty of space for dining and has plentiful storage as well as a separate utility room.

The sitting room is well proportioned and has a large open fireplace while the connecting snug has a cozy wood burner. Both rooms have direct access to the paved sun terrace outside.

Upstairs there are four good sized bedrooms as well as two beautifully appointed bathrooms. The long landing gives a welcome feel of space between these upstairs rooms.



Gardens and grounds

Outside the garden can be accessed from the French windows in the hallway or to the side of the property. Mainly laid to lawn with pretty paved areas and flower borders. The property comes with a detached garage / studio perfect for storage or a conversion project subject to the necessary approvals.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Services

Mains water, drainage and electricity and gas.





Directions (Postcode RG17 8YB)

From Junction 14 of the M4 take the A338 towards Wantage. After 200 yards turn left onto the B4000 signposted to Lambourn. After approximately 3 miles and just past The Hare public house turn right signposted towards Lambourn. Follow the road into the village and go over the crossroads turning left into the Broadway. Shortly after turn right into Goose Green and Block house will be on your right.

Viewing

Viewing by prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: West Berkshire Council: 01635 42400

Council Tax: Band G

EPC Rating: E

Guide Price: £850,000



Approximate Gross Internal Floor Area

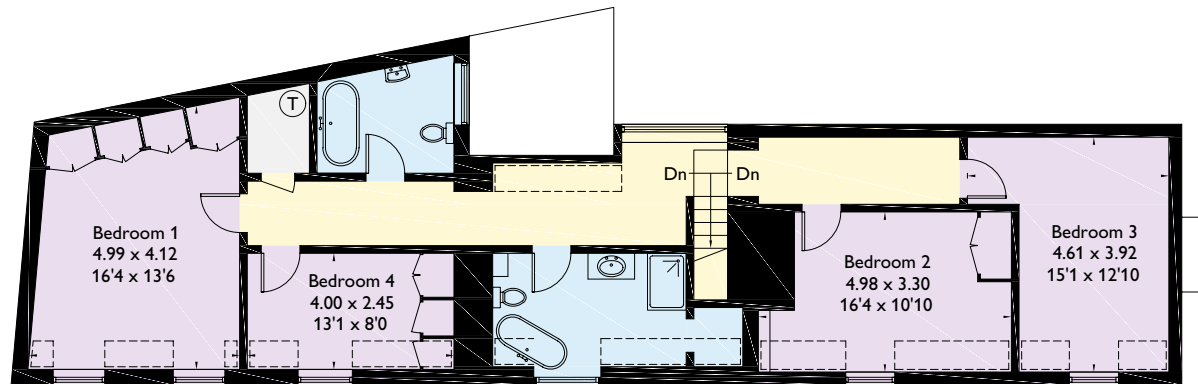
212.4 sq m / 2286 sq ft

Garage = 21.6 sq m / 232 sq ft

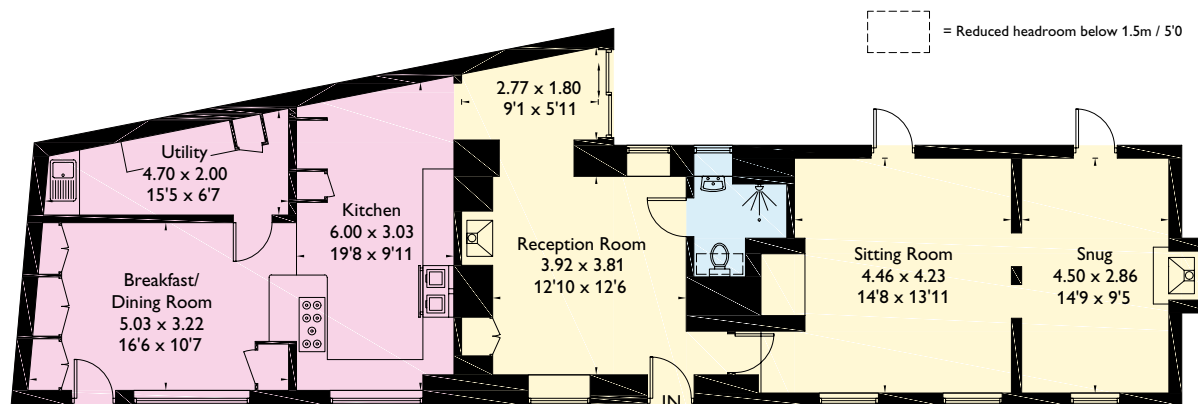
(Excluding Sheds)

Total = 234 sq m / 2519 sq ft

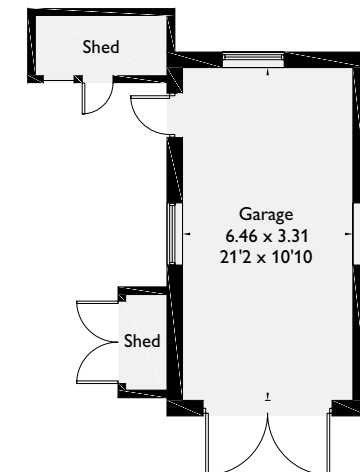
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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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 January 2023. Photographs dated January 2023.

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