



Beech House  
Goose Green, Lambourn



# Beech House

Goose Green, Lambourn

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

Entrance hall | Downstairs shower room/WC | Kitchen/breakfast room | Utility room | Sitting room | Dining room | Four bedrooms | Three bathrooms

Gated entrance with gravel driveway, parking area, garden and large garage/store room

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



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## Situation

Beech House is situated in the sleepy enclave of Goose Green, a very private part of Lambourn. A short stroll from the house will lead you to the centre of the village and provide you access to the famous Lambourn Woods with 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, doctor's surgery, library and a selection of good local shops, including a butcher, supermarkets and artisan bakery/coffee shop.

Hungerford, Newbury and Wantage are all nearby and provide a wider selection of shopping facilities.

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

A fast train service to Paddington from Didcot and Newbury takes approximately 45-50 minutes.

## For Sale Freehold

Beech House is a charming property located in Goose Green.

It is accessed through a gated driveway, which provides parking space for up to four cars and is surrounded by a wraparound garden.

As you enter the property, the spacious entrance hall leads to the sitting room with a double-aspect bay window overlooking the garden and a wood burner.

The house features a large kitchen with built-in appliances and a central island. Off the kitchen is the utility room with hanging space and a back door leading to the garden.





Adjacent to the kitchen is a dining room with French doors that open on to the patio.

The ground floor has a convenient shower room with a toilet, basin, and valuable storage space.

Moving upstairs, you'll find a bright and spacious landing.

There are four double bedrooms, two of which have built-in storage. Along the hallway is a useful airing cupboard and a family bathroom equipped with a bath, shower, toilet, and basin.

The principal bedroom suite offers views over the garden, ample storage space and an en suite bathroom with a shower, basin, and toilet.

Outside is a large double garage, currently used as a games room.

The patio area features seating and power lights. The garden is fenced with access down to the Lambourn River, and the remaining outdoor space is laid to lawn.



## Accommodation

See floor plans

## Services

Mains water, drainage and electricity and gas.

## Fixtures and 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.

## Local Authority

West Berkshire Council - Tel 01635 42400

## Council Tax

Band G

## EPC Rating

Band D

## Post Code

RG17 8YB

## Directions

From Junction 14 of the M4, take the A338 towards Wantage. After 200 yards, turn left on to 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 Broadway. Turn right into Goose Green shortly after, and Beech House will be on your right.

## Viewing

Viewing by prior appointment only with the agents.



**Approximate Gross Internal Floor Area**

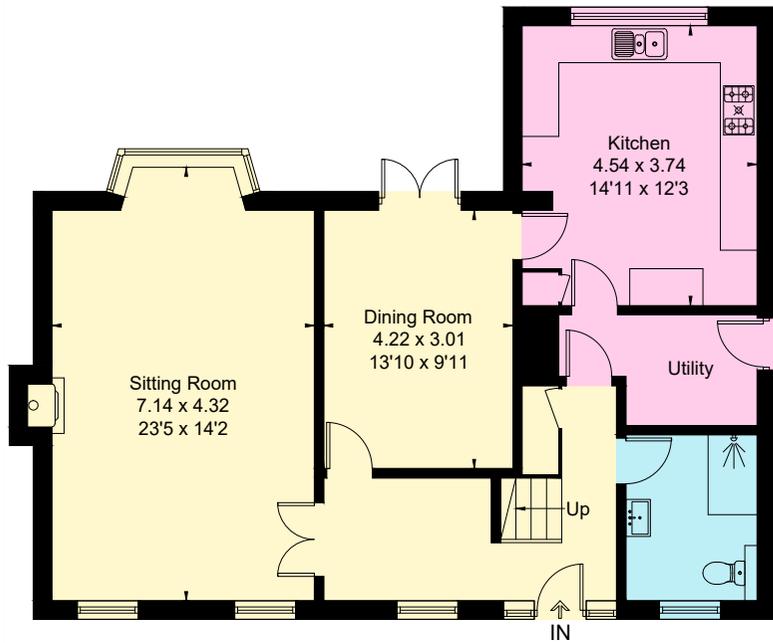
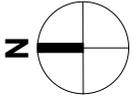
**174.6 sq m / 1879 sq ft**

**Garage = 29.5 sq m / 317 sq ft**

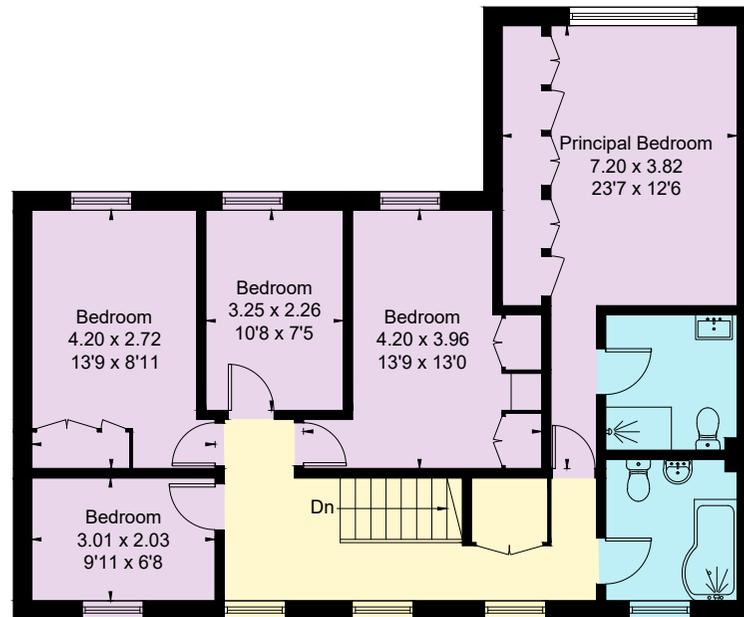
**Total = 204.1 sq m / 2196 sq ft**

**Including Limited Use Area (2.9 sq m / 31 sq ft)**

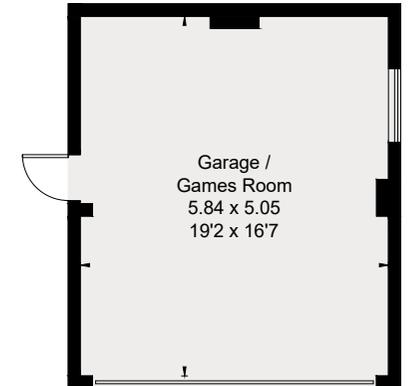
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



**Connecting people & property, perfectly.**

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/other-legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023. Reference: FMC/HNG012387148. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

