



5 Oxford Street
Lambourn, Berkshire

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

Entrance hall | Kitchen/Breakfast room | Dining room | Utility room | Sitting room

Principal bedroom suite | Three further bedrooms and a family bathroom

Gated entrance with gravel driveway, parking area, garden, and double garage

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



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Berkshire

5 Oxford Street is situated in the heart of Lambourn. A short stroll from the house will lead you to the village's centre and further afield 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 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

5 Oxford Street is a charming property with private access through two large blue wooden gates that lead to the rear garden via a spacious gravel driveway with ample parking. The property includes a double garage with storage above and a tucked-away greenhouse at the end of the garden.

Most of the garden is laid to lawn with a lovely seating area, a pond, an established border, and a vegetable garden. Additionally, there is a walled patio with a built-in chimney, perfect for BBQs.

Upon entering the house, you encounter a large entrance hall. Straight ahead is a utility room and cloakroom for added convenience. To the left of the entrance hall, you will find a vast open-plan kitchen/diner with triple-aspect views and modern built-in appliances. The kitchen also includes a large island with a seated area and a charming window seat facing the garden.

To the rear of the house is a large sitting room, which features a wood burner for cosy evenings and French doors that lead to the conservatory. The conservatory has wrap-around windows, allowing plenty of natural light and offering stunning garden views.



Moving upstairs, you will find a large landing with a skylight, providing a bright and airy feel. Additionally, there is a useful airing cupboard.

The principal bedroom is located to your left, which has an en suite bathroom with a shower, a basin, and a skylight, adding to the overall brightness of the room.

The modern family bathroom features a walk-in shower, a bath, and a basin, providing a sleek and stylish space for your daily routines.

In addition to the principal bedroom, there is a single bedroom currently being used as an office, a further bedroom facing the garden, and a fourth double bedroom facing the front of the property.

Services

Mains water, drainage, electricity, and gas.

Postcode

RG17 8XP

Local Authority

West Berkshire Council Tel. 01635 42400

Council Tax

Band F

EPC Rating

Band D

Directions

What3words: [///evolution.city.float](https://www.what3words.com/evolution.city.float)

Viewing

Viewing by prior appointment only with the agents.

Approximate Area = 170.9 sq m / 1839 sq ft

Garage = 28.3 sq m / 305 sq ft

Total = 199.2 sq m / 2144 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



Connecting people & property, perfectly.

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