



11 DOWNS CLOSE  
Eastbury, Nr Hungerford

**BREARLEY & RICH**  
ESTATE AGENTS

## **11 DOWNS CLOSE, EASTBURY, BERKSHIRE, RG17 7JW**

M4 (Junction 14) Approximately 4 miles; Marlborough 15 miles; Newbury 11 miles; Rail link to London Paddington from Hungerford (7 miles) in approximately 1 hour.

**An outstanding detached bungalow that has undergone a programme of improvements including re modelling the impressive kitchen/breakfast room, new bathrooms and landscaping the garden. The property now offers light, well planned living accommodation and is situated in this private close of similar properties.**

### **FOR SALE WITH NO ONWARD CHAIN**

- \* Central village location \* Entrance hall \* Sitting room \* Kitchen/breakfast room with bi-fold doors \* Utility room
- \* Cloakroom \* Three bedrooms \* En suite and Family bathroom\*
- \* Large garage, workshop and carport \* Fabulous rear garden \* Plot size 0.25acres



### **EASTBURY**

Eastbury is a sought-after village that lies approximately 4 miles from Junction 14 of the M4 and is set in the heart of the Lambourn Valley. Newbury is situated 11 miles to the south-east and Hungerford is only 8 miles. Eastbury has the pretty River Lambourn a chalk bed river of SSI flowing through and is surrounded by exceptional countryside renowned for its connections to horse racing. It benefits from a much loved gastro pub, church, wonderfully scenic countryside walks. Lambourn is close by and offers everyday shopping including a bakers, butcher, dentist and hairdresser and it and even offers a sports centre/gym.



### **The Property**

Located in one of the most picturesque villages in West Berkshire, 11 Downs Close is a detached bungalow that has been much improved and updated by the current owner. A spacious entrance hall leads into a generous and sunny sitting room with glorious views and a multi-fuel burner with a natural stone surround and mantle piece. The fabulous kitchen/dining room is flooded with natural light and overlooks the wonderful garden having bi-fold doors that open on to the rear terrace. The kitchen has been comprehensively fitted with matching units and an island with extra storage. Integrated appliances include a fridge freezer, an eye level and double oven, microwave, dishwasher and an induction hob. Just off the kitchen is a useful utility room and a cloakroom. A door leads from the utility to the garden and car port/covered terrace area. There are three very good size bedrooms all of which are double. The master has a smart en suite shower room. Finally, a luxurious family bathroom that has a bath and separate shower completes the accommodation.

### **Outside**

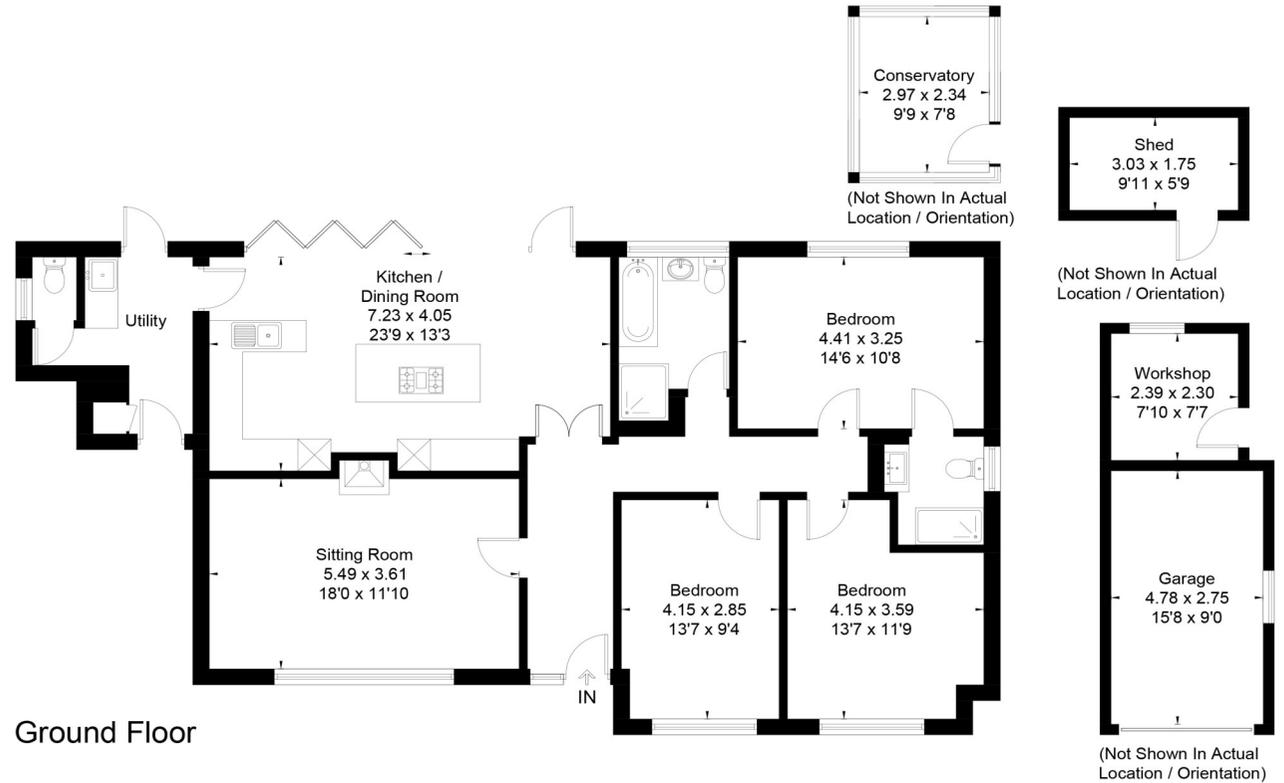
To the front, there is a large lawn area with mature flower borders and a driveway that leads to a covered terrace with a view across the valley. There is a single garage and a workshop both with light and power. The beautifully tended rear garden is enclosed by feather board fencing and offers a high degree of privacy as it is not overlooked. The garden is predominantly laid to lawn but again has beautiful mature flower beds and fruit tree. The patio terrace has a slate chipped border framing the perfect area to dine al fresco. There is also a summer house that could be utilised as home office or hobby room.

### **Services**

Mains water and drainage. Oil fired central heating. Council tax band: E. **NOTE** There is a rear public footpath with gated access from number 11.



Approximate Floor Area = 125.2 sq m / 1348 sq ft  
Outbuildings = 26.1 sq m / 281 sq ft  
Total = 151.3 sq m / 1629 sq ft (Including Garage / Excluding Shed)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93373

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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