



**MORELANDS, NEWBURY ROAD,
LAMBOURN**

BREARLEY & RICH
ESTATE AGENTS

MORELANDS, NEWBURY ROAD, LAMBOURN, HUNGERFORD, BERKSHIRE, RG17 7LL

M4 (Junction 14) Approximately 5 miles. Rail link Hungerford, Newbury or Swindon to London Paddington in approximately 1 hour.

A detached modern 3/4 bedroom bungalow offering versatile accommodation in an elevated position on the edge of the popular village of Lambourn. The property offer views over the valley from the main reception rooms and from the gardens.

- * Reception hall * Living/dining room * Conservatory * Kitchen/breakfast room * Cloakroom * Utility area *
- * Main bedroom with en suite shower room * 2 further bedrooms * Second sitting room with office and garden room to rear, potential space for work from home or annex *
- * 3 further bedrooms * 2 further bath/shower rooms (en suite to guest bedroom) *



LAMBOURN

Lambourn is a bustling village famed for its connection to horse racing. The village has a plethora of local shops, post office, church, primary school and leisure centre. The Lambourn valley offers some of the most spectacular countryside and scenery in West Berkshire and forms part of the North Wessex Downs Area of Outstanding Natural Beauty.

Comprehensive facilities can be found in the larger market towns of Hungerford and Wantage approximately 9 miles away, or in Marlborough and Newbury, both approximately 13 miles away.



THE PROPERTY

This beautifully presented modern home has been updated and improved by the current owners including a recent complete new roof.

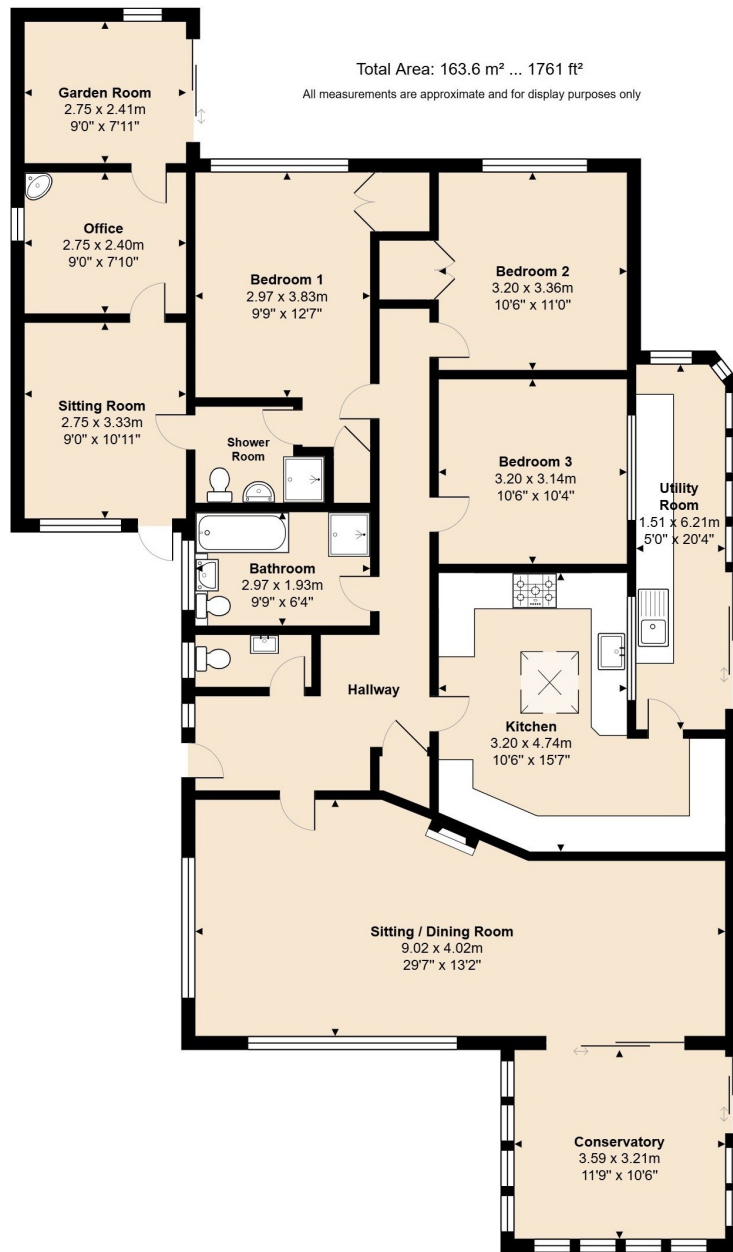
The spacious hall leads directly in to the sitting room with modern feature fireplace and views to the front. To the end of the sitting room there is a large dining area and this is adjacent to bi-folding doors which lead in to the conservatory. To the rear of the sitting room there is an L shaped kitchen with butler style sink and space for a range style cooker. To the rear of the house there are three double bedrooms, two of which have fitted wardrobes. The main bedroom has an en suite shower room and there is also a large family bathroom. To the side of the house there is a useful sitting room, office and conservatory style garden room, which together with the Jack and Jill style shower room from the main bedroom have previously been used to create annex style accommodation and could equally provide a great work from home space for anyone having clients to visit them.

OUTSIDE

To the front of the property there is driveway providing parking for several vehicles. A path leads to the side of the house with a seating area directly outside the conservatory. Steps lead up to a level lawn and beyond here there is an outdoor swimming pool with air source heating system. Around the pool there are several seating areas placed to catch the sun, while there is also a summerhouse, a shed and a green house.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Photovoltaic solar panels to roof. Air source heat pump for pool heating. Council tax band: D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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