



HEDGELAND, NEWBURY ROAD,  
LAMBOURN

**BREARLEY & RICH**  
ESTATE AGENTS

# **HEDGELAND, 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 superbly presented and spacious detached home with light and airy accommodation and a truly stunning rear garden making the most of it's elevated position to enjoy panoramic views of the Lambourn Valley.

- \* Spacious reception hall \* Sitting room \* Kitchen/breakfast room \* Utility Room \* Dining room/4th bedroom
- \* Family room \* Conservatory \* Ground floor bathroom
- \* Three double bedrooms \* Shower room \* Glorious elevated rear garden and views \* Ample parking for 5/6 cars



## **LAMBOURN**

Lambourn is a bustling village famed for its connection to horse racing. The village has a good range 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**

Set in an enviable elevated position with far-reaching views across the rolling Lambourn Downs, this modern detached three/ four bedroom house combines contemporary styling with exceptionally light and well-proportioned accommodation, creating a home that is both practical and appealing. Beautifully presented throughout, the property is flooded with natural light, while a thoughtful layout provides an easy to live in home balancing formal and informal rooms. The principal reception areas are bright and inviting, perfectly suited to modern family life and entertaining alike. The kitchen, bathroom and shower room are all modern and well-appointed making this property an easy home to move into straight away with no major work required.

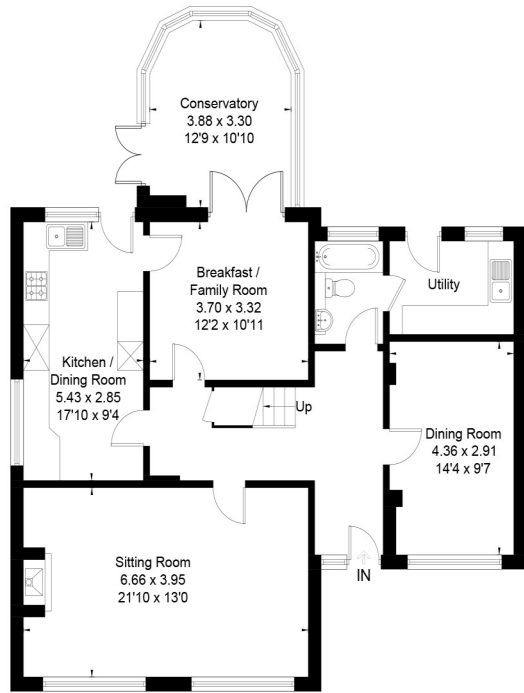
### **OUTSIDE**

Outside, the wonderful garden is a standout feature. With a low level terrace and gentle steps up to the central lawn area, which in turn leads to further seating and vegetable bed levels. Laid out across manageable areas, the garden has been deliberately sectioned into distinct areas for relaxation, dining and planting without becoming burdensome to maintain. As the garden rises, the views become ever more impressive, culminating in a spectacular panorama across the Lambourn Downs — a constantly changing backdrop that can be enjoyed throughout the seasons. The garden is impressively designed and planted with a plethora of flowers and shrubs. The front garden is open plan with a lawn and pretty flower beds. The property offers parking for several vehicles both on its driveway and immediately opposite in a private parking area.

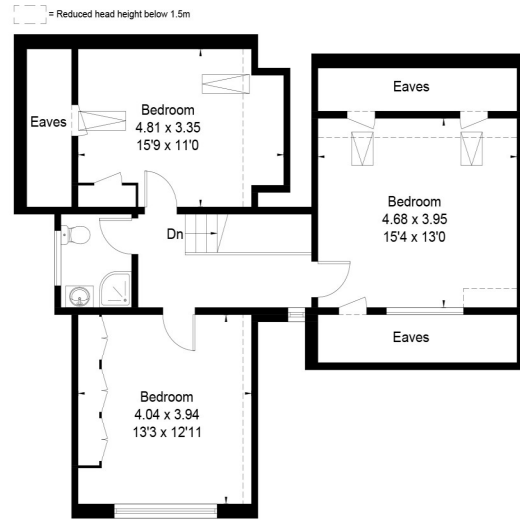
### **SERVICES**

Mains water, electricity and drainage. Oil fired central heating. Council tax band: D.

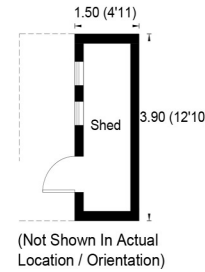
Approximate Floor Area = 184.7 sq m / 1988 sq ft (Including Eaves & Excluding Shed)



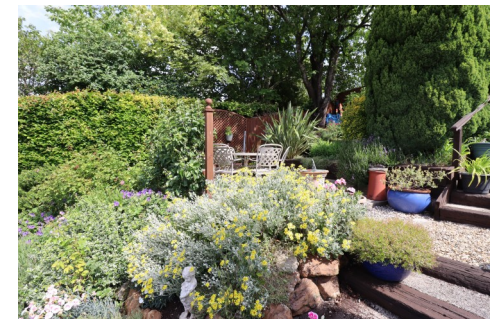
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #110499

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

**01672 514820**  
www.brearleyandrich.co.uk  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH

**BREARLEY & RICH**  
ESTATE AGENTS