



**4 THE WALDRONS**  
East Garston, Nr Hungerford

**BREARLEY & RICH**  
ESTATE AGENTS

## **4 THE WALDRONS EAST GARSTON, BERKSHIRE RG17 7JB**

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.

**A handsome four-bedroom detached brick and flint home, combining modern family living with traditional country charm, set in the desirable village of East Garston in the beautiful Lambourn Valley**

\* Traditional brick and flint construction \* Hallway \* Cloakroom \* Kitchen/breakfast room \* Dining room \* Utility room \* Sitting room with wood-burning stove and views over the rear garden \* Principal bedroom with en-suite \* Three further bedrooms \* Family bathroom \* Private rear garden \* Garage and driveway parking \*



### **EAST GARSTON**

This highly desirable and picturesque village is ideally located being just a ten minute drive from J14 of the M4 and is one of very few villages in the area that does not have a main road running through it. The village nestles perfectly within the famed Lambourn Valley and is surrounded by stunning countryside. The river Lambourn, a chalk bed river, calmly meanders through the village. East Garston has a friendly and active social community, with numerous clubs, teams, events and activities that run throughout the year and to suit all ages. The village has a pub, The Queens Arms, which is a superb Gastro Pub/Hotel. There is also a social club and village hall. The market town of Hungerford, well-known for its antique trails, is just 7 miles away and offers a large supermarket and a further selection of shops and cafes, as well as a frequent train service to London, in about an hour. Newbury is approximately 11 miles away offering a wider range of shops and facilities and with various high street brands. Lambourn is a larger village situated 3 miles away with a sports centre and a range of shops including: supermarket, bakers, butcher and chemist. The Lambourn Valley is also served by an excellent doctors surgery.



### **The Property**

Set within a small and attractive development in the sought-after village of East Garston, this handsome four-bedroom detached family home combines traditional country character with the convenience and comfort of modern living. Built in an attractive brick and flint style, the property sits comfortably within its surroundings and offers well-proportioned accommodation arranged over two floors, together with a garage, driveway parking and a private rear garden. The welcoming entrance hall leads to a cloakroom, a separate dining room and a useful utility room. At the heart of the home is the impressive modern kitchen/breakfast room, designed as a sociable space for everyday family life and entertaining. The sitting room is a particularly appealing reception room, enjoying views over the rear garden and featuring a wood-burning stove, creating a warm and inviting focal point for relaxing throughout the year. Upstairs, the generous principal bedroom benefits from a stylish en-suite shower room, while three further bedrooms are served by the well-appointed family bathroom. The additional bedrooms provide excellent flexibility for family, guests or home working.

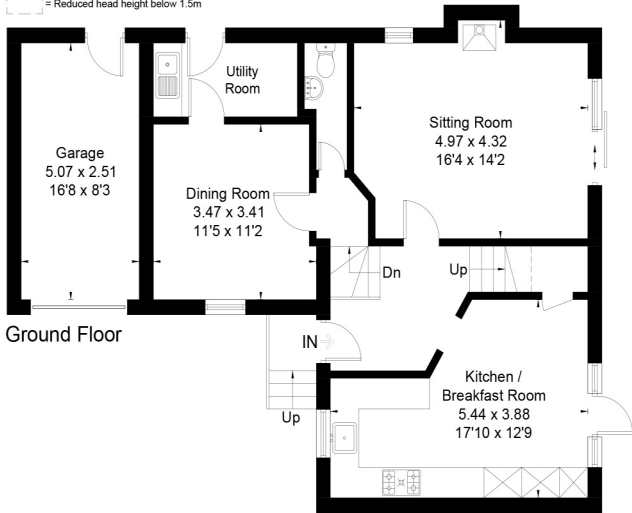
### **Outside.**

The property enjoys a good-sized south facing rear terraced garden providing an attractive private setting and planted with a plethora of matures flower beds and shrubs. To the front there is a single garage with block paved parking in front.

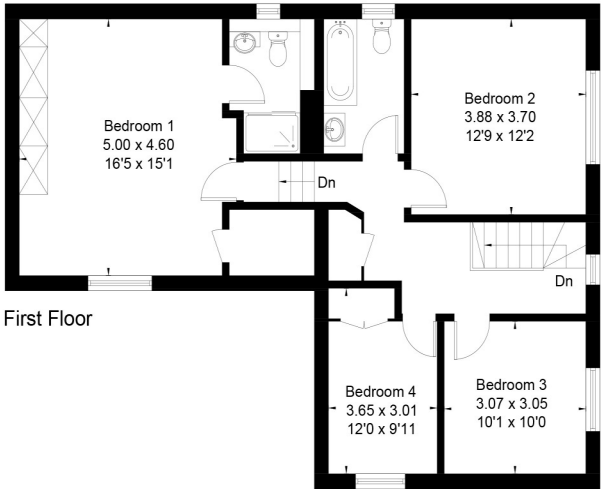
Approximate Floor Area = 150.5 sq m / 1620 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Total = 163.2 sq m / 1757 sq ft



☐ = Reduced head height below 1.5m



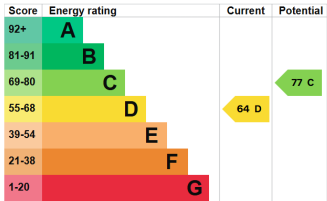
Ground Floor



First 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 #113432



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