HILLIER & WILSON




Baydon Road, Lambourn, RG17 8NT

Tel: 01635 522044
Email: Sales@hillierandwilson.co.uk

Guide Price £675,000

# Baydon Road, Lambourn

A gorgeous and substantial five bedroom family detached home on the outskirts of the peaceful rural village of Lambourn that is nestled within the North Wessex Downs.

The property benefits from a plot approaching a quarter of an acre, driveway parking for several vehicles, double garage and a well-proportioned garden. Whilst other benefits include gas central heating and uPVC double glazing.

The ground floor comprises an entrance porch, an impressive open hallway with a vaulted ceiling, sitting room which leads into a cinema room, kitchen/breakfast room, a separate dining room, a conservatory, downstairs cloakroom and the principal bedroom which benefits from an en-suite and built-in wardrobes. The first floor offers a bright and generous landing with four double bedrooms and the largest bedroom having an en-suite. There is a further family bathroom with a separate shower.

Externally, there is parking for multiple vehicles with a detached double garage with power, light and E.V. charging point. To the rear of the property there is a mature garden that is mainly laid to lawn, decked seating area and a patio.

Baydon Road is within The Lambourn Valley that lies within the beautiful North Wessex Downs Area of Outstanding Natural Beauty (AONB). The village offers a good range of local amenities, including shops, a post office, church, primary school and recreational facilities, alongside an abundance of scenic countryside walks right on the doorstep.

Lambourn is also well positioned for commuters, with Junction 14 of the M4 approximately 5 miles away. The popular market towns of Hungerford and Wantage are both within around 8 miles, while the larger centres of Newbury (13 miles), Swindon (10 miles) and Didcot (14 miles) provide mainline rail services to London Paddington.










- FIVE BEDROOM DETACHED FAMILY HOME
- EN-SUITES TO TWO BEDROOMS
- THREE RECEPTION ROOMS INCLUDING A CINEMA ROOM
- OFF STREET PARKING FOR MULTIPLE VEHICLES & A DETACHED DOUBLE GARAGE
- GENEROUS PLOT APPROACHING QUATER OF AN ACRE
- HIGHLY DESIRABLE VILLAGE LOCATION WITHIN THE NORTH WESSEX DOWNS (AONB)

Services: Mains services are connected
EPC: TBC
Full results can be sent on request
Council Tax Band: E

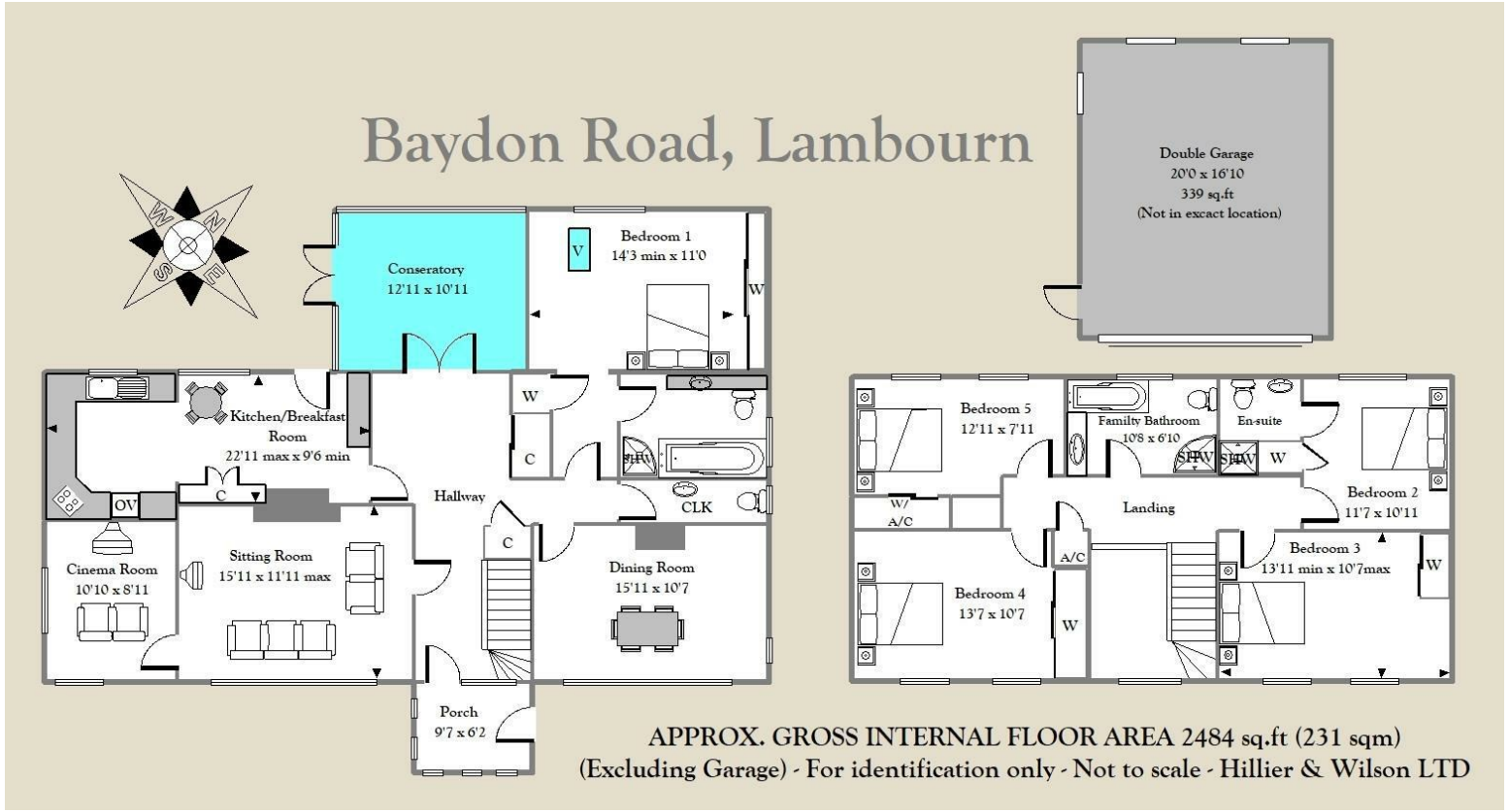






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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishing. Fixtures & fittings are excluded from the property unless stated in the sales particulars.