



FREEHOLD  
**£290,000**  
**9 Northfields**  
Lambourn, RG17 8YJ





**A spacious house on the edge of the village with generous gardens, driveway parking and field views to the front.**

- Generous entrance hall
- 20' Living room
- 15' Kitchen
- Dining room
- 3rd Reception room/4th bedroom

- Downstairs cloakroom
- Abundant storage
- Front & rear gardens
- Driveway parking
- Rural location



## LOCATION

Lambourn is a bustling village renowned for its horse racing connections. It offers the convenience of local shops, post office, church, primary and junior schools and recreational facilities and is only 5 miles from junction 14 of the M4 motorway. The market towns of Hungerford and Wantage are approximately 8 miles distant with Newbury 13 miles, Swindon 10 miles and Didcot 14 miles and a main line route to London Paddington. Connecting trains are also available at the nearer location of Hungerford.

## DESCRIPTION

The property is situated towards the edge of the village and has lovely countryside views. There is plenty of space with accommodation at currently 1117 square feet over two floors and offers further potential to extend (subject to the relevant planning consents). The accommodation comprises entrance hall, living room, kitchen, dining room, 3rd reception room (which could be a 4th bedroom) and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. Other benefits include gas central heating to radiators, double glazing, generous gardens and driveway parking.





## OUTSIDE

The property is approached by a driveway leading to the parking area. There is a lawned front garden with a wood store. The well-established rear garden is fenced off with access via a gate and offers a good degree of privacy. A good size patio makes the perfect spot for al fresco dining. There are field views to the front of the property across the valley.

## SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D.





## 9 Northfields

Approximate Gross Internal Area  
103.2 sq m / 1111 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID421171)



## DIRECTIONS

From our offices in Market Place Lambourn turn left into Oxford Street and continue along. Just before leaving the village take the last turning left signposted Northfields. Turn left again where the property can be found shortly afterwards on your right side.



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