



LEVERSTOCK HOUSE
Guide Price £1,100,000

Carter Jonas

LEVERSTOCK HOUSE FOLLY ROAD LAMBOURN RG17 8QE

- Hungerford town and train station 9 miles
- Newbury town and train station 12 miles
- Marlborough town 13 miles
- Trains to London Paddington in 50 minutes, M4 (J14) 5.8 miles

Large entrance hall · cloakroom · sitting room · family sized kitchen/dining room opening into a conservatory · study · family room · large and practical utility room · principal bedroom with ensuite · large guest bedroom · 4 further bedrooms · 2 bathrooms · large loft/bonus playroom · attached double garage · store · private location with ample drive and private parking · large garden of 0.37 acres · Energy Rating E

SITUATION

Leverstock House is situated on Folly Road which is a sought-after road on the edge of the village and contains a number of impressive and individual family homes. Lambourn is the perfect village for a buyer looking for an active rural community offering a full range of facilities, all within walking distance. It is rare to find a village offering so much yet still within an easy drive to local towns, business centres and central London. Lambourn is a large village lying within the Newbury/Wantage/Hungerford triangle and also within commuting distance of Swindon. Communications are good being only a few miles from the M4, giving access to London, Heathrow and the West Country. Train services are from Newbury, Didcot and Swindon. Lambourn offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors, dentist and a primary school.

DESCRIPTION

Leverstock House is an individual detached family home providing almost 3,300 ft.² of accommodation.

A SPACIOUS FAMILY HOME PROVIDING EXCELLENT ACCOMMODATION ON AN ATTRACTIVE ROAD IN THIS EXCELLENT VILLAGE PROVIDING AN EXTENSIVE RANGE OF LOCAL FACILITIES, YET WITHIN AN EASY TRAVELLING TIME TO LOCAL TOWNS AND RAILWAY STATIONS AND AN EASY COMMUTE TO CENTRAL LONDON



The property offers flexible accommodation having two staircases, meaning each end of the house can be used independently should multigenerational living be required. On entering the house there is a welcoming spacious entrance hall with a gallery landing above, a double aspect sitting room with open fireplace, and double doors leading into the large kitchen/dining room. From the kitchen there are doors leading to a large conservatory which then opens out onto the garden. These areas work well as they are open plan. In addition, there is a separate study, a family room, and a large practical utility room, with a back door to the garden. Upstairs there are six bedrooms, one having an ensuite bathroom, and two further bathrooms.

OUTSIDE

Leverstock House is approached through a wooden gate beyond which there is a large drive providing plenty of off-road parking and access to the adjoining double garage. The house is well screened from the lane by high hedge and there is an area of lawn to the front of the property. The garden is a feature of the house as it is very level and therefore usable and is screened by tall hedges making it very private. It has a south-west facing aspect and contains a number of shrubs, trees and plants. In all the garden measures 0.37 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, and drainage, oil fired heating, electric vehicle charging point

Local Authority: West Berkshire Council – 01635 551111

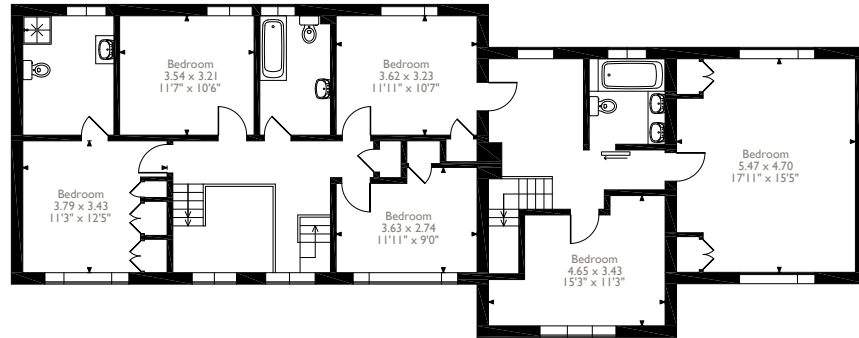
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

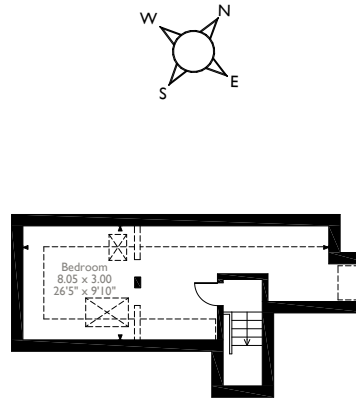
Directions: Please use postcode RG17 8QE



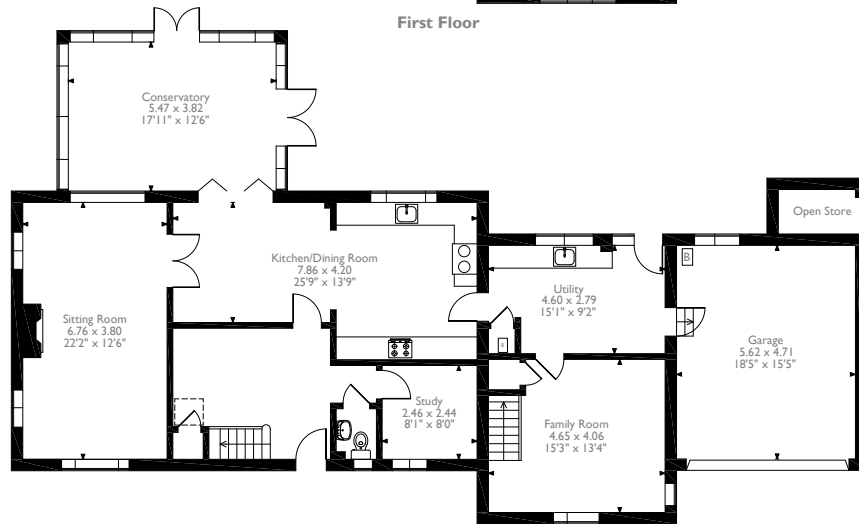
Leverstock House, Folly Road, Hungerford
 Approximate Gross Internal Area
 House = 306 Sq M/3293 Sq Ft
 Garage = 27 Sq M/291 Sq Ft
 Total = 333 Sq M/3584 Sq Ft



First Floor



Second Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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