

THE HARE

Ermin Street, Lambourn Woodlands, RG17



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Description

An exciting opportunity to acquire a substantial detached double fronted period property which requires complete refurbishment and renovation. Formerly a public house, planning permission has been granted to convert the property to a residential dwelling. The layout offers a good degree of versatility in terms of how the space would be used, with large open plan spaces on the ground floor which could create fabulous living accommodation, with 5 or 6 bedrooms on the upper floors.

Many character features remain including fireplaces and exposed beams and a combination of wooden and stone flooring. The former kitchen and cellar equipment has been stripped, leaving a shell from which to create a spacious and characterful family home.

Situation and Directions

Situated in Lambourn Woodlands on the B4000 amidst glorious countryside, this hamlet is well placed for access to the thriving market towns of Hungerford and Newbury where all amenities can be found. A further selection of amenities can be found at nearby Wantage (including Waitrose). More locally, the village of Lambourn nestles in the Valley of the Racehorse and offers excellent amenities including local shopping, a doctor's surgery and leisure facilities as well as numerous paths and bridleways over the surrounding down land.

There is a good range of both state and private schools in the area including prep schools, Cheam, Pinewood at Bourton and St Hugh's at Faringdon. Senior schools include Downe House, Radley College and St Edwards, Oxford. There is excellent access to the M4, J14 and mainline stations to London from Didcot, Newbury and Swindon (London Paddington approximately 45 mins from Didcot). Heathrow Airport can be reached in approximately one hour by car.

From Newbury, take the M4 westbound to Junction 14, and head north following signs to Wantage. Take the first left into Ermin Street, and continue past The Pheasant Inn on the right. Continue through Woodlands St. Mary towards Lambourn, and The Hare can be found on the left hand side, just before the turning to Lambourn on the right. Turn into Hilldrop Lane on the left and parking is just behind the property to the rear.







Outside

Occupying a corner plot, there is a gravelled area to the front bordered by hedging. To the rear is a garden, partially fenced and laid to lawn with a paved terrace for dining.

There is also a sizeable parking area (previously the car park) which could be landscaped in order to increase the size of the garden.



Key information

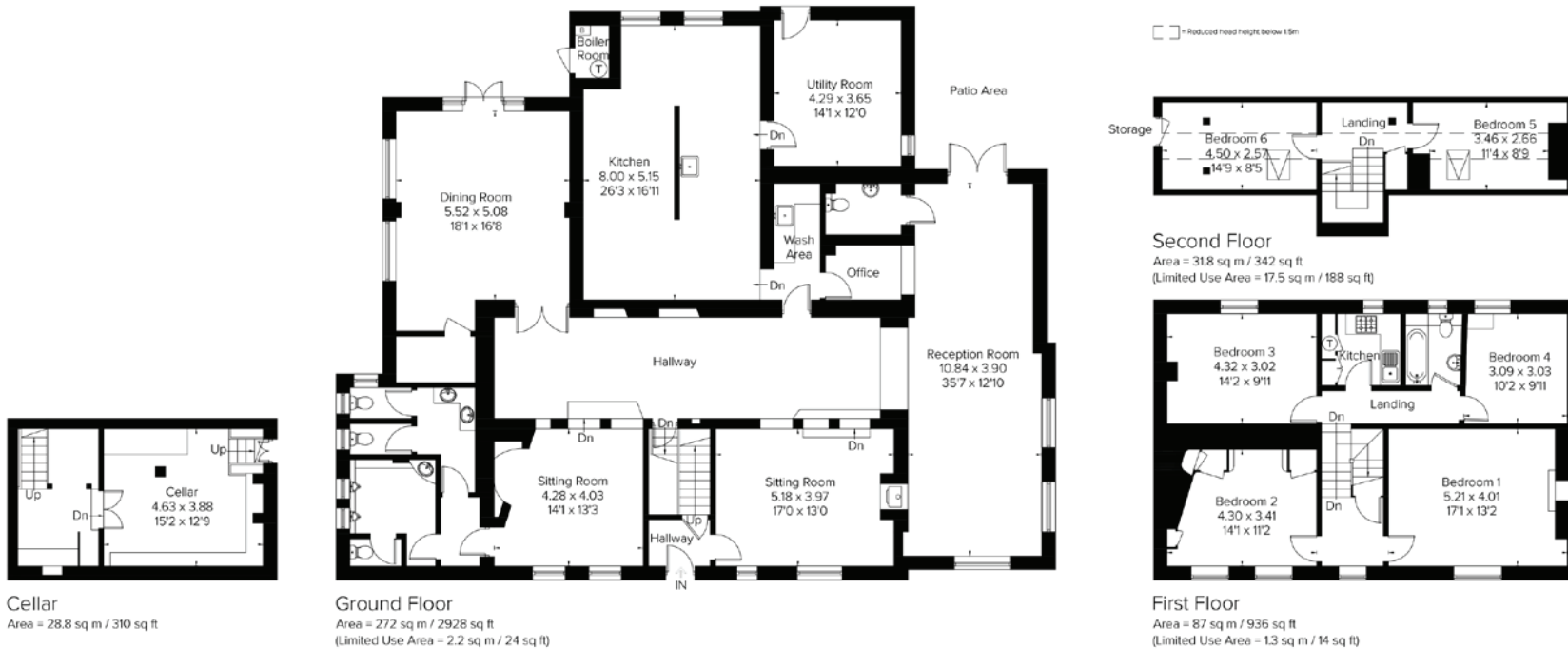
Local Authority West Berkshire Council

Services Mains electricity and water. Private drainage. Oil fired central heating. Grade 2 Listed Building. Agents Note: Additional piece of land adjacent to the property may be available by separate negotiation (no planning permission yet). Change of Use from Class A4 to Class C3 - public house to residential. Contact the office for more information.

Council Tax To be advised

Asking Price **£650,000**

Approximate Area = 390.8 sq m / 4206 sq ft
 Cellar = 28.8 sq m / 310 sq ft
 Total = 419.6 sq m / 4516 sq ft
 Including Limited Use Area (21.0 sq m / 226 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 232805

Tel: 01635 582111
 Email: newbury@hamptons-int.com

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 5th Floor, UK House, 180 Oxford Street, London W1D 1NN

