



HEATHER PINE LAMBOURN ROAD BOXFORD NEWBURY RG20 8DA

Winkworth



HEATHER PINE

LAMBOURN ROAD BOXFORD RG20 8DA

A fantastic opportunity to purchase a large detached bungalow sitting in just shy of half an acre, being sold with no onward chain.

Heather Pine is a spacious home spanning over nearly 2000ft² in size.

There is a large entrance hall, currently used as a third reception room. There are three double bedrooms, all offering built in storage. The master bedroom has beautiful garden views and an ensuite with a shower over the bath.

The main living room spans across 28 feet and providing views down the vast garden and surrounding countryside. The conservatory is generous in size and provides access to the garden. There is also the bonus of a secondary family room.

The kitchen sits to the rear of the property and offers lots of potential to knock through or extend.

To the front of the property is an ample driveway and double garage. Up a small set of steps sits a fenced off patio area, perfect for catching the evening sun.

To the rear of the home is a large garden, which is mainly laid to lawn. The garden backs onto countryside fields and offers lots of potential to extend or build a second dwelling (STPP)

There is Superfast Fibre Broadband available in the area and there are no known mobile coverage issues.

EPC - D

Council Tax Band - E

AT A GLANCE

- 1968ft²/182.7m²
- Large Entrance Hall
- Three Double Bedrooms
- Three Bathrooms
- 28ft Sitting Room
- Conservatory
- Kitchen
- Utility Room
- Double Garage
- 0.4 Acre Plot
- Lots Of Potential (STPP)
- No onward chain

UTILITIES

Electricity
Septic tank
Mains water
Oil fired central heating

DIRECTIONS

[What3words///variety.blockage.united](https://www.what3words.com/variety.blockage.united)

SITUATION

Heather Pine is located in the pretty village of Boxford, lying in the Lambourn Valley just 5 miles northwest of Newbury. The village has a restaurant, church and village hall with tennis courts and a playpark. The lovely surrounding countryside, with the beautiful river as its focus, has a network of footpaths and bridleways including the Lambourn Valley Way.

There are primary schools in neighbouring villages such as Stockcross, Wickham, Great Shefford and Chieveley. Bus services run to the local primary and secondary schools from the village.

Nearby Newbury has comprehensive facilities including a mainline station (Paddington about 40 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.





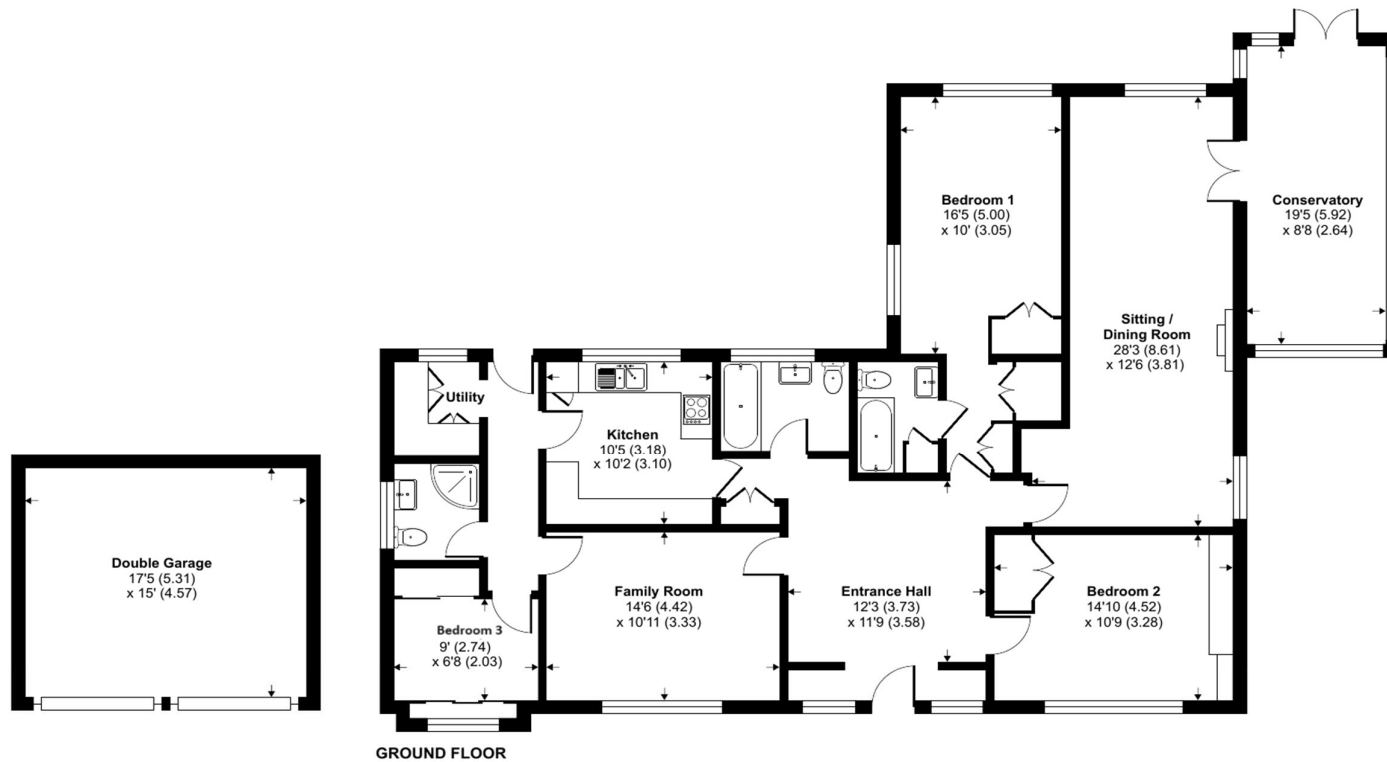
Lambourn Road, Boxford, Newbury, RG20

Approximate Area = 1705 sq ft / 158.3 sq m

Garage = 263 sq ft / 24.4 sq m

Total = 1968 sq ft / 182.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Winkworth. REF: 1097475

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