



Delamere House

Lambourn, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive family house in a wonderful village location on the edge of the Berkshire Downs.

An elegant, well appointed family home built in the Art Deco period, set in beautiful gardens and ideally located on the edge of the village.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



CARPORT & GARDEN STORES



0.7 ACRES



FREEHOLD



RURAL/ VILLAGE



3,902 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Delamere House is an impressive, un-listed family house built in the Art Deco period. It occupies a wonderful, slightly elevated position in a prime residential road on the edge of the village and has views of the beautiful surrounding countryside. The house has a fantastic light and open living space with generous sized reception rooms all centred around the reception hall creating an ideal entertaining space. The kitchen/dining room links through to the large family room and this combines to make a fabulous family living space ideal for today's modern lifestyle. The kitchen is fitted with painted wooden cabinets and an electric Aga, and there is a charming fireplace with woodburning stove at the dining room end. The drawing room has an attractive open fireplace and large windows overlooking the garden. There is also a generous sized study with an Art Deco style, part-glazed wall. Upstairs a wide landing area is filled with natural light, off which there are 5 bedrooms and 4 bathrooms, all good-sized and with a charming outlook across the gardens to the view beyond. In the family bathroom there is a sauna,

currently used for storage but which could be reinstated if required. A door from the landing opens onto a balcony that runs along the front of the house, enjoying the stunning views. A spiral staircase leads up to a wonderful additional living space, currently used as additional bedroom accommodation.

Outside

The house is approached from the lane across a sweeping gravel drive. The beautiful gardens surround the house with a formal lawn at the front and a more intimate garden area to the rear and side of the house. The gardens are mainly laid to lawn interspersed with mature trees, hedges and shrubs. There is a timber framed car port with space for 2 cars, and plenty of additional parking. There are also two very useful garden stores, originally stables. Folly Road is a no-through-road and a short distance beyond Delamere House the lane ends and becomes the Ridgeway trail which offers miles of fabulous open space and stunning walking and riding countryside.



Location

Delamere House is situated on the edge of the village and is ideally placed to enjoy the excellent local facilities as well as the fabulous countryside. Lambourn offers a wide range of amenities including a primary school, choice of village shops, doctors' surgery, butcher, bakery and various pubs. Lambourn is at the centre of the racing world in what has become known as 'The Valley of the Racehorse'. Nearby Wantage, Hungerford and Newbury provide an extensive range of shopping and leisure facilities catering for most day-to-day needs. There is an excellent range of schools in the area including Lambourn, Ramsbury, Shefford, Chilton Foliat and Ashbury primary schools, Pinewood, Brockhurst and Marlston House, St John's Marlborough, Marlborough College and Downe House.

Distances

- Newbury 15 miles
- Hungerford 10 miles
- Marlborough 14 miles

Nearby Stations

- Newbury (London Paddington 41 mins)
- Hungerford (London Paddington 59 mins)

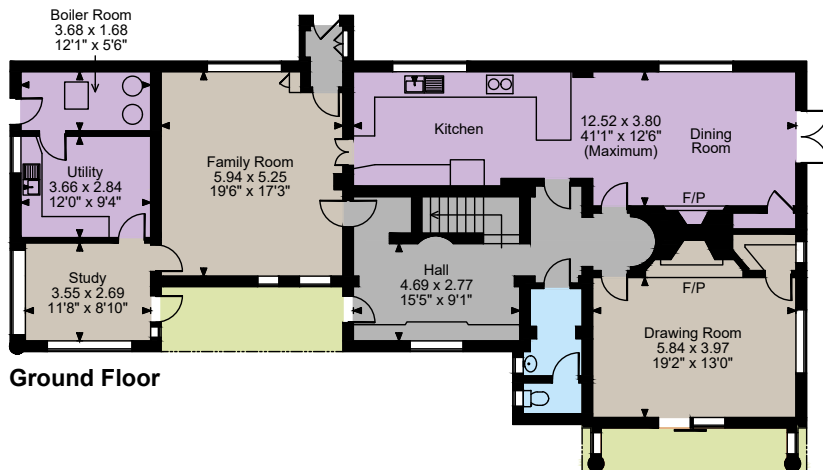
Key Locations

- Newbury Racecourse
- The Watermill Theatre
- Lambourn Downs

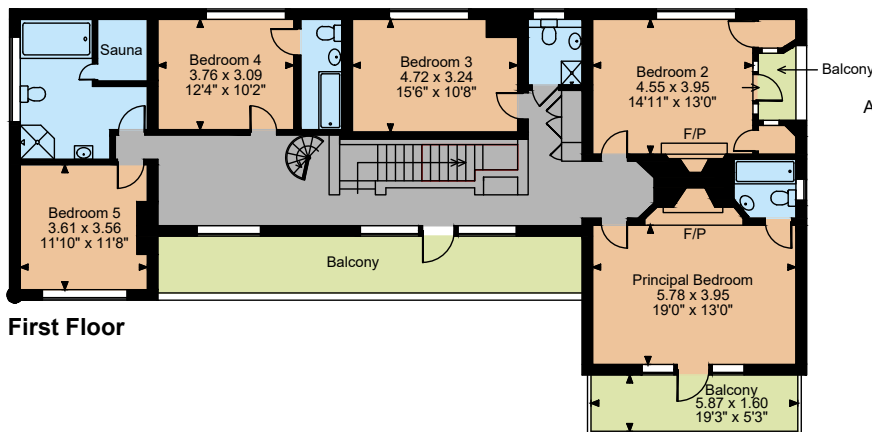
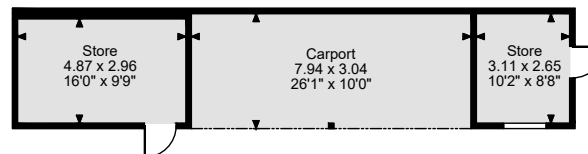
Nearby Schools

- Marlborough College
- Elstree
- Downe House
- Pinewood Preparatory School

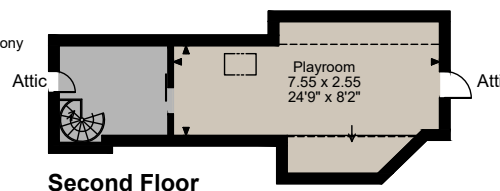




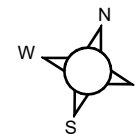
Ground Floor



First Floor



Second Floor



Floorplans

House internal area 3,902 sq ft (363 sq m)

For identification purposes only.

Directions

RG17 8QE

what3words: ///asset.seemingly.hotdog

General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage. Oil fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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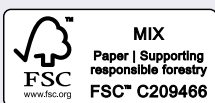
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