




# 3 Long Hedge

Lambourn, Hungerford, West Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A detached, two bedroom house on a generous plot requiring extensive renovation

Offered in dilapidated condition, the property is set in a peaceful position on the edge of the village of Lambourn, surrounded by beautiful North Wessex Downs countryside.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOMS**



**DRIVEWAY**



**0.42 ACRES**



**FREEHOLD**



**VILLAGE**



**931 SQ FT**



**£250,000**



### The property

3 Long Hedge offers fantastic scope for upgrading and enlargement, subject to the necessary planning consents. Internally the accommodation comprises: entrance hall, kitchen, sitting room with fireplace, bathroom and separate WC, rear porch, master bedroom with fireplace and one further bedroom.

### Outside

The property occupies an elevated position on a long, narrow plot of approximately 0.42 acres. The garden is interspersed with mature trees and shrubs. The length of the garden is accessible but is thick with foliage. Suitable footwear is advised when inspecting the site.

### Agents note

The condition of the property is likely to render it unmortgageable, therefore we are inviting interest from cash buyers only.





## Location

Long Hedge 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 a range of shopping and leisure facilities catering for almost all day-to-day needs. The area is well connected for transport, with the M4 six miles away, while Hungerford and Newbury mainline stations offer direct services to London Paddington. 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

- Hungerford 8.5 miles
- Newbury 16 miles
- Swindon 21 miles

## Nearby Stations

- Hungerford (London Paddington 46 min)
- Newbury (London Paddington 42 min)
- Swindon (London Paddington 41 min)

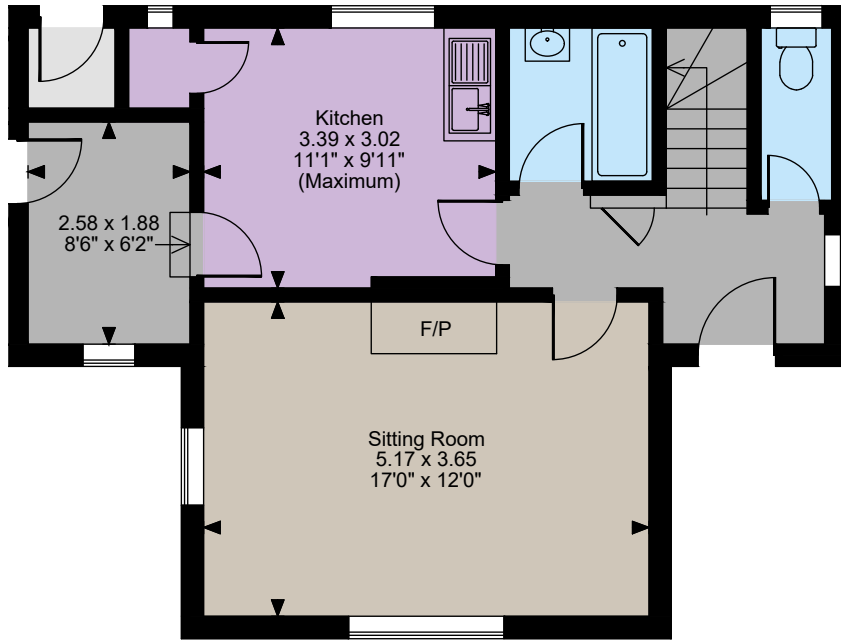
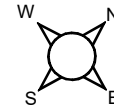
## Key Locations

- Newbury Racecourse
- Highclere Castle
- Chilton Hills and Ridgeway National Trail

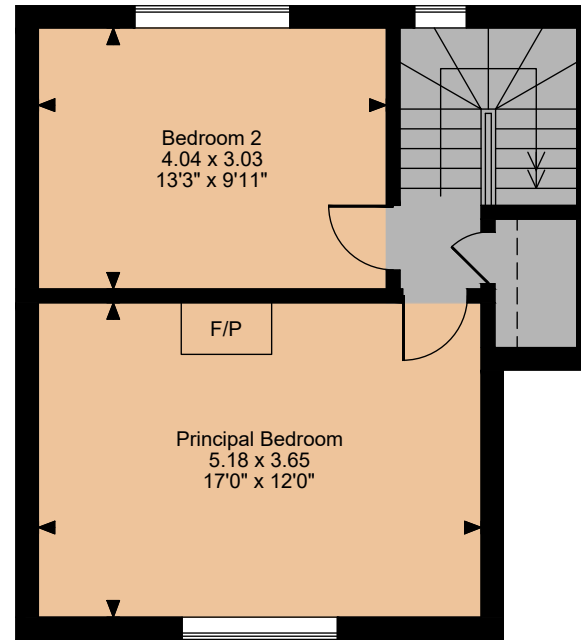
## Nearby Schools

- Lambourn CofE Primary School
- Baydon St Nicholas CofE Primary School
- John O'Gaunt School
- New Barn School





Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 931 sq ft (87 sq m)

For identification purposes only.

## Directions

RG17 7LY

what3words: ///jazz.servicing.saying

## General

**Local Authority:** West Berkshire District Council

**Services:** We have been unable to verify which services are connected to this property. Buyers are advised to make their own enquiries.

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

**Council Tax:** D

**EPC Rating:** G

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Tenure:** Freehold

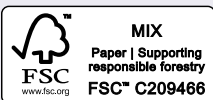
## Newbury

55 Northbrook Street, Newbury RG14 1AN

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