



The Croft

Upper Lambourn
West Berkshire

A fine and imposing country house set in mature landscaped grounds of approximately 8 acres

The Croft, Upper Lambourn, Hungerford, Berkshire, RG17 8QH

Hungerford 10 miles (London Paddington from 47 mins), Newbury 16 miles,
Marlborough 14 miles, Wantage 9 miles, Didcot 18 miles, M4 (J14) 8 miles

Features:

Reception hall | Drawing room | Dining room | Study
Sitting room | Kitchen/breakfast room/family room

Music room

5 Bedrooms | 4 Bathrooms

Garden room/office

Gardens and grounds | Paddocks

About 8.44 acres in all





The property

The Croft is a light and spacious country house overlooking its own mature and landscaped grounds.

The focus of the house is a large kitchen/ breakfast room which incorporates a comfortable family room living space with an open fireplace and French doors flowing out onto a natural stone terrace. The Croft also hosts four comfortable reception rooms and has the added flexibility of a further reception/music room currently accessed via the garden but which could easily be accessed from the family room in the kitchen. The drawing room and dining room are both classically proportioned entertaining rooms and have beautiful views from each window.

There is an elegant reception hallway with stairs to the first floor where there are five bedrooms and four bathrooms. The principal bedroom faces east and south and is bathed in natural light.

Gardens and Grounds

The gardens are fully mature and of particular note is the wonderful flat formal lawn which flows off the main entertaining terrace and is flanked by twin borders punctuated with specimen topiary trees and distinctive mirrored planting schemes. The Croft's own paddocks wrap round two sides of the garden and create a beautiful green environment around the house.

At the bottom of the drive there is a charming garden building used as a study and outdoor entertaining space. There is a range of traditional outbuildings and stables, useful for garden machinery and storage.

The property is approached off a quiet village lane through metal electric gates via a long drive punctuated by mature trees and smart metal estate fencing demarcating the formal gardens from the outlying pony paddocks.











Location

The property is located in an Area of Outstanding Natural Beauty on the edge of Lambourn, well known for its racing and training yards. Situated on the edge of the Lambourn Downs, the surrounding countryside is renowned for its extensive walking and riding.

Lambourn village itself provides extensive local facilities including a shop, two supermarkets (one with post office), a butcher, chemist, church, primary school and doctor's surgery. The market towns of Newbury and Hungerford offer a more comprehensive range of facilities and both offer train services into London Paddington. Road links are excellent with easy access to the M4 (J14) and the A34. There is a good range of schools available in the area including Pinewood, Stepping Stones, Cheam, Elstree, Marlborough College, St Mary's Calne, Downe House and St Gabriels.

Directions

From Newbury follow the B4000 to Lambourn. Going down the hill into Lambourn turn left signposted to Shrivenham, past Windsor House Stables on the right and then turn right at the junction. At the next T-junction turn left signposted to Upper Lambourn. Continue on this road for approximately 0.4 miles, passing the equine hospital on the left and take the small right turn into Uplands Lane. The entrance to the property will be found after a short distance on the left hand side.

General Information

Local Authority: West Berkshire Council

Tel: 01635 551111

Council Tax: Band G

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

EPC Rating: F

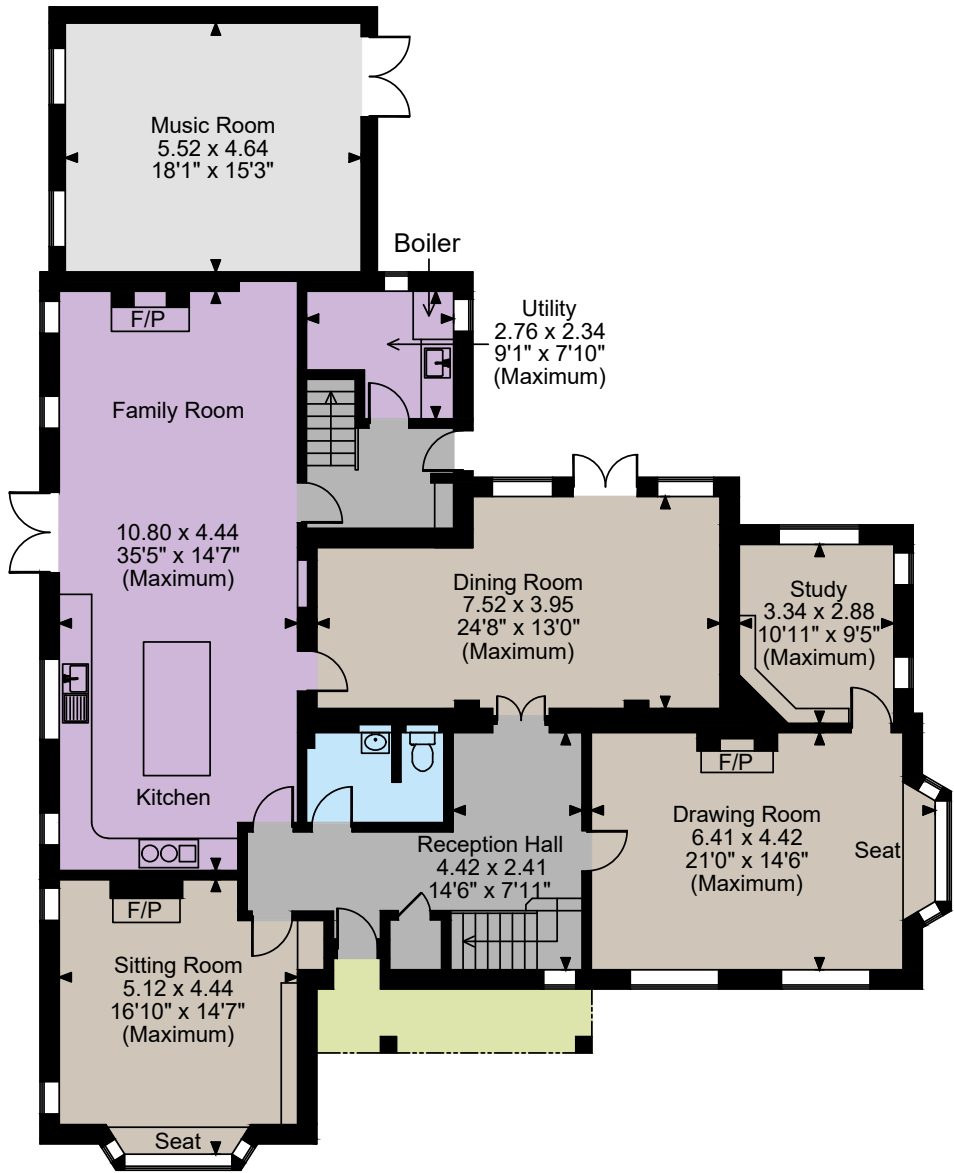
Tenure: Freehold

Guide Price: £1,850,000

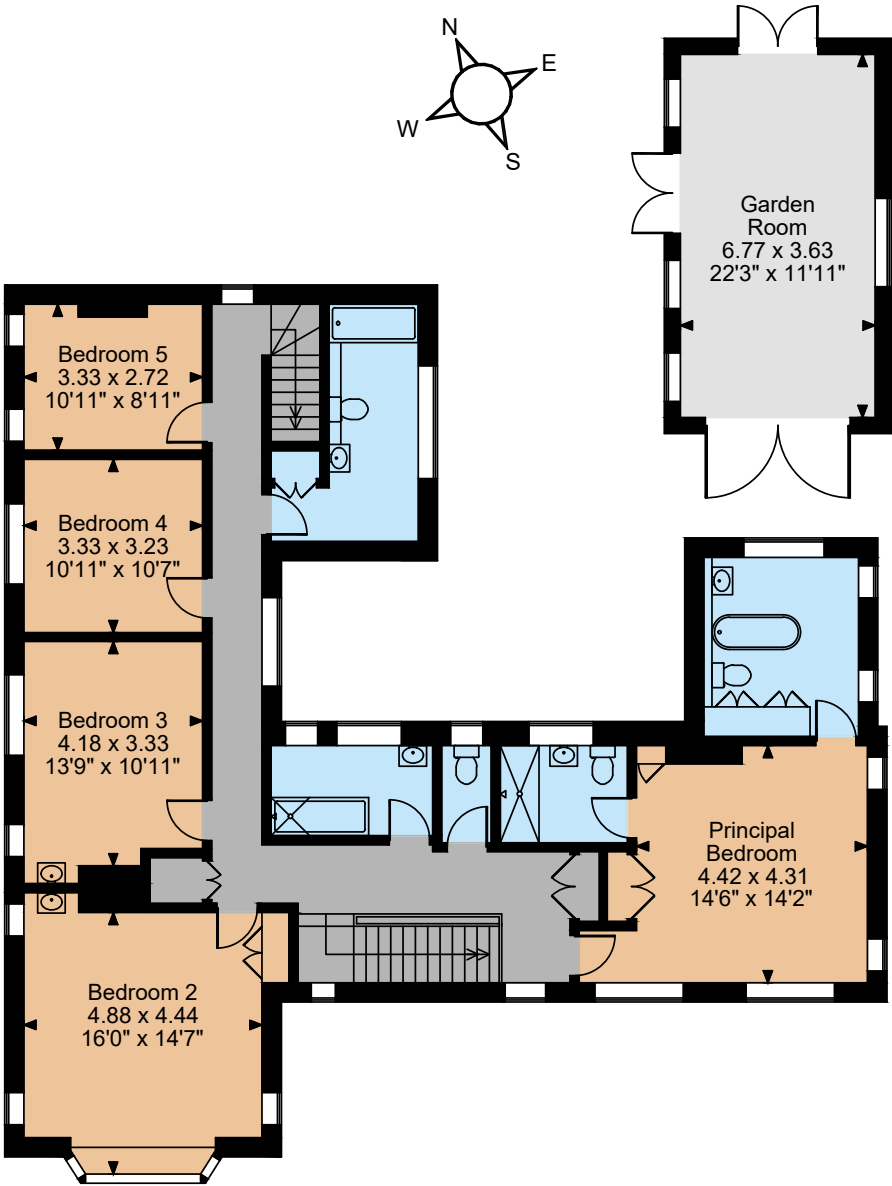




Floorplans
Main House internal area 345 sq m (3,708 sq ft)
Garden Room internal area 25 sq m (265 sq ft)



Ground Floor



First Floor

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