



# Cruck Cottage

Upper Lambourn, Hungerford, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A charming Grade II listed thatched cottage in a convenient village location in the heart of the Lambourn valley

An attractive period cottage with a wealth of original features set in a large garden and with separate detached outbuilding and double garage. Close to excellent local amenities and good transport links.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,135 SQ FT**



**GUIDE PRICE  
£950,000**



### The property

Cruck Cottage is an attractive period cottage full of character and charm and with many beautiful original features still in place. The cottage has been cleverly extended in recent years and links with a light filled garden room, creating an ideal combination of period charm and modern style. The cottage is believed to date from the 15th century and is set in a delightful garden with a wonderful outlook across the surrounding countryside.

Cruck Cottage is well presented and includes a spacious, triple aspect sitting room with a beautiful inglenook fireplace and wood burning stove, as well as a good sized dining room, also with an attractive inglenook fireplace. The kitchen is well fitted with painted wooden units, smart granite worktops, an Aga range cooker, limestone floor and space for a dining table. Beyond the kitchen the fabulous vaulted garden room benefits from full height windows and French doors, and has a lovely outlook across the garden and view beyond. There is also a rear hall and shower room on the ground floor. Two separate staircases lead up

to the first floor where there are four bedrooms, all of which can be accessed by either staircase. There is a Jack and Jill shower room serving two of the bedrooms, and a further family bathroom.

### Outside

The property is approached from the village lane through a five-bar gate leading to a gravelled driveway providing plenty of parking beside the double garage.

The beautiful south-west facing garden lies to the rear and side of the house and is mainly laid to lawn, interspersed with mature hedges, trees, shrubs and mixed flower borders. There is a large terrace outside the garden room, ideal for outdoor entertaining and enjoying the afternoon and evening sunshine. In addition, there is a very pretty, detached period outbuilding, ideal as an office or studio.



## Location

The property is located in Upper Lambourn, in an Area of Outstanding Natural Beauty on the edge of Lambourn, well known for its racing and training yards. Lambourn is at the centre of the racing world in what has become known as 'The Valley of the Racehorse'. Situated on the edge of the Lambourn Downs, the surrounding countryside is renowned for its extensive walking and riding opportunities. There are extensive local facilities in the village itself, including a shop, two supermarkets (one with post office), several pubs, a butcher, chemist, church, primary school and doctor's surgery. The nearby market towns of Newbury, Hungerford and Wantage provide a further wide range of shopping and leisure facilities catering for most day-to-day needs. Communications in the area are excellent with Hungerford and Newbury providing train services into London Paddington, and there is easy access to the M4 (J14) and the A34. There is a wide range of highly regarded schools in the area.

## Distances

- Aldbourne 5 miles
- Wantage 8 miles
- Hungerford 9 miles
- Marlborough 13 miles
- Newbury 15 miles

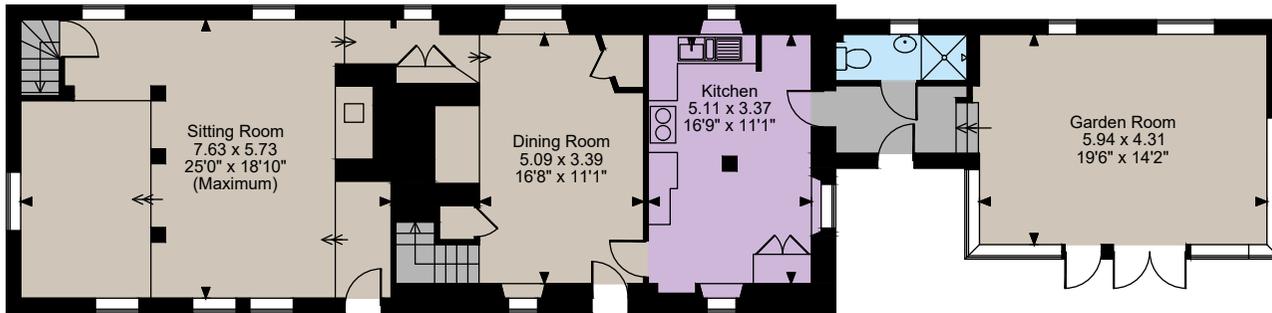
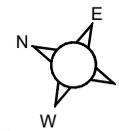
## Nearby Stations

- Hungerford (Paddington from 48 mins)
- Newbury (Paddington from 40 mins)

## Nearby Schools

- Lambourn, Ramsbury, Shefford and Chilton Foliat Primary schools
- Pinewood
- Elstree
- Marlborough College
- St Mary's Calne
- Downe House

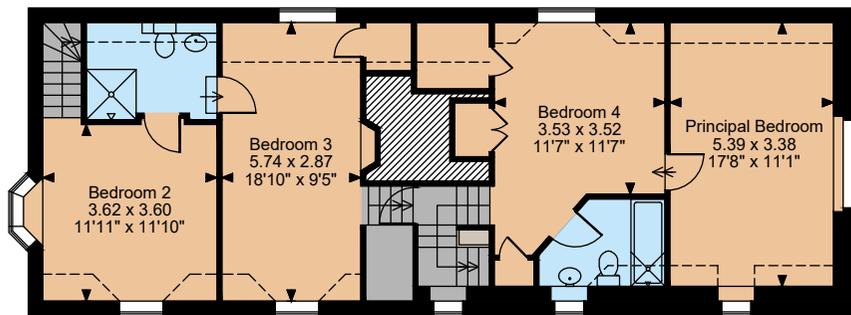




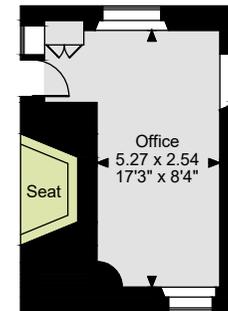
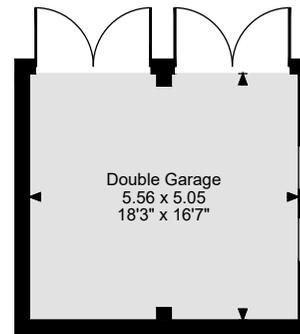
Ground Floor

Covered Entrance

Covered Entrance



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 2,135 sq ft (198 sq m)

Double garage internal area 302 sq ft (28 sq m)

Office internal area 161 sq ft (15 sq m)

Total internal area 2,598 sq ft (241 sq m)

For identification purposes only.

### Directions

Post Code: RG17 8RG

what3words: ///thickened.elastic.challenge

### 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 F

EPC Rating: E

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

## Newbury

55 Northbrook Street, Newbury RG14 1AN

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