

THE LAMBOURN

FIVE BEDROOM HOME



The Lambourn is a generous family home. On the ground floor there is an open plan kitchen, dining and family area complete with French doors to the garden, perfect for spending time together. There's an inviting lounge and separate dining room that could be utilised as a study or home office and also a useful utility room and cloakroom.

To the first floor, the luxurious principal bedroom has its own en-suite and built-in wardrobes. Two further bedrooms also include built-in wardrobes and share a modern family bathroom with bath and separate shower cubicle.

Outside are turfed gardens, driveway, EV charger and double garage.

THE LAMBURN

FIVE BEDROOM HOME



Inviting lounge



Open plan dining kitchen with family area & French doors to garden



Useful study/extra dining room



Principal bedroom with built-in wardrobes & en-suite



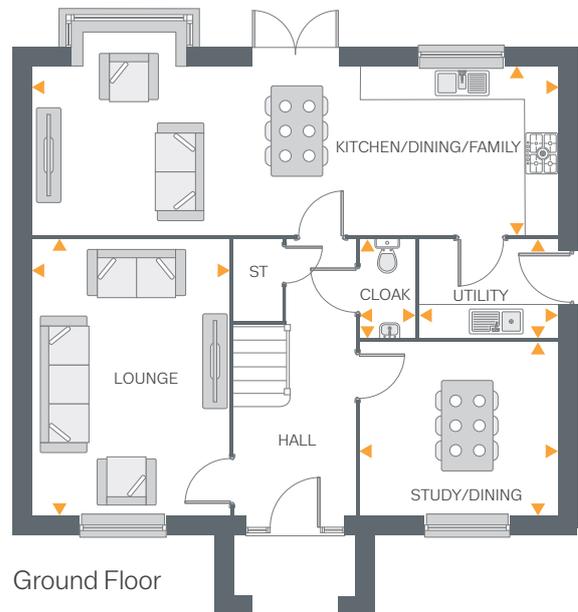
High quality kitchen appliances



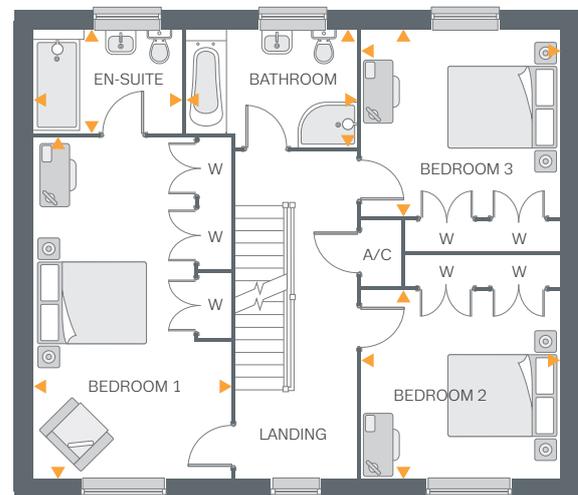
Hive smart heating system



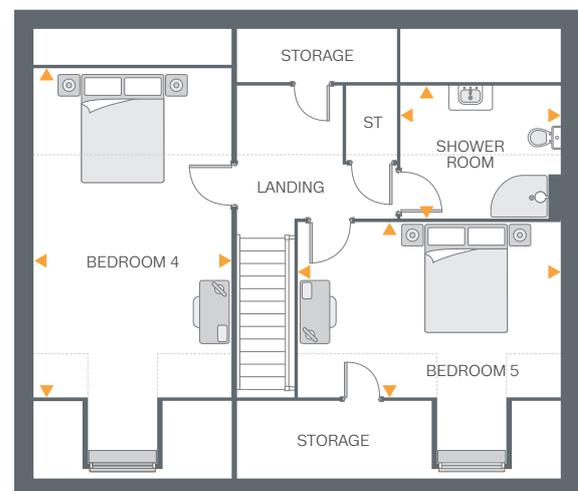
Double garage & EV charger



Ground Floor



First Floor



Second Floor

--- Area of reduced ceiling height.

Ground Floor

Lounge	16'6" x 11'8"	5.03m x 3.56m
Kitchen Dining/Family	31'5" x 10'0"	9.58m x 3.05m
Study/Dining	11'8" x 10'4"	3.56m x 3.17m
Utility	8'2" x 5'9"	2.49m x 1.77m
Cloakroom	5'9" x 3'2"	1.77m x 0.98m

First Floor

Bedroom 1	20'6" x 11'8"	6.26m x 3.56m
En-suite	8'10" x 6'1"	2.69m x 1.87m
Bedroom 2	12'1" x 11'8"	3.68m x 3.56m
Bedroom 3	11'8" x 11'2"	3.56m x 3.41m
Bathroom	10'1" x 6'11"	3.07m x 2.13m

Second Floor

Bedroom 4	19'9" x 11'7"	6.03m x 3.54m
Bedroom 5	15'6" x 10'5"	4.73m x 3.20m
Shower Room	9'4" x 7'11"	2.86m x 2.42m