

HILLIER & WILSON

Lambourn Road  
Weston

Willow Cottage



# Lambourn Road Weston Newbury Berkshire RG20 8JF

A charming two/three bedroom detached riverside cottage located in the attractive hamlet of Weston. The property benefits from a plot measuring 1/4 acre in size, with the picturesque River Lambourn at the end of the garden, oil fired central heating and off road parking. The ground floor comprises porch, sitting room with log burner, bedroom/home office/family room, dining room, kitchen/breakfast room and shower/utility room. Upstairs, there is a double bedroom with built-in wardrobes and cupboards, a second double bedroom with built-in storage and a bathroom with separate shower. Externally, there is a stunning rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area with summer house; whilst to the front of the property is a cottage-style garden and off-road parking via the driveway. Weston is surrounded by beautiful rolling countryside and is approximately five miles north-west of Newbury and just south east of the village of Great Shefford, where there is a range of day to day shopping facilities and a Primary School. The M4 motorway junction 14, Hungerford, and A34 are all within easy reach.

## Services:

Mains services are connected.  
(except gas)

## EPC: Rating E

Full results of Energy  
Performance Certificate  
can be sent on request.

## Council Tax:

Band E

## Viewing:

Strictly by confirmed  
appointment with  
**Hillier & Wilson**  
01635 522044

## Directions

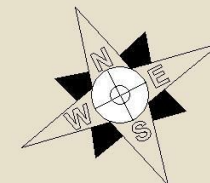
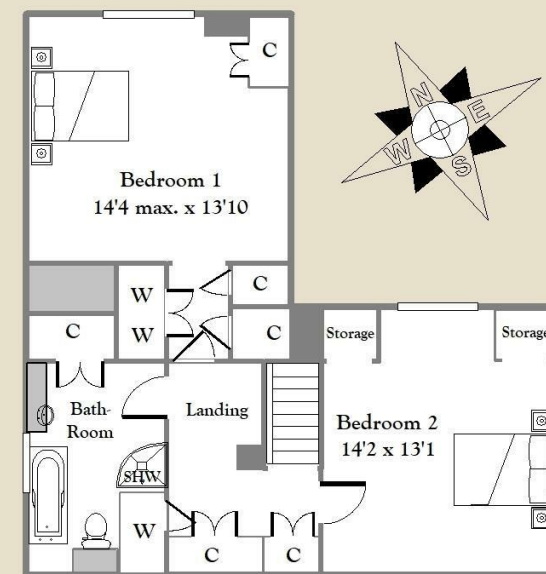
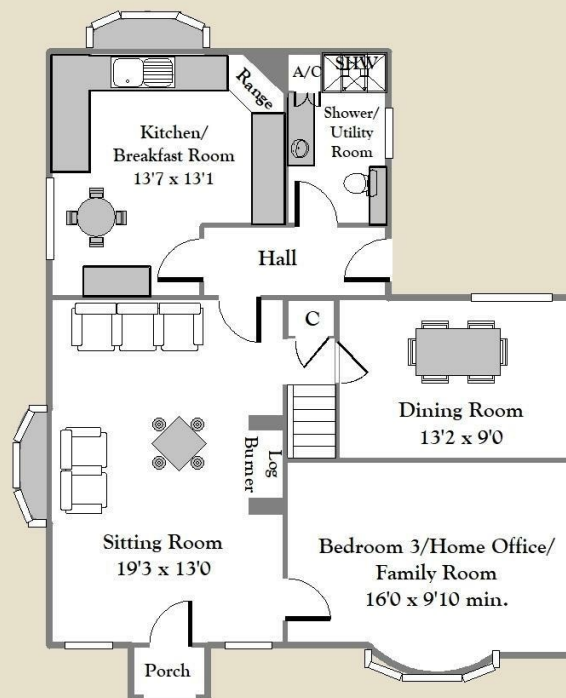
Follow the B4000 out of Newbury towards Great Shefford and proceed past the Bell at Boxford and continue for a further two miles to the hamlet of Weston where the property will be found on your right hand side.







# Willow Tree Cottage, Weston



APPROX GROSS INTERNAL FLOOR AREA 1491 sq.ft. (131 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



