



**New Road, Lambourne End**

**Asking Price £1,100,000**

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**MILLERS**  
ESTATE AGENTS

**\* DETACHED 17TH CHARACTER HOME \* THIRD OF AN ACRE PLOT APPROX. \* FEATURE FIREPLACES & EXPOSED BEAMS \* GATED DEVELOPMENT \* GARAGE & DRIVEWAY \***

Nestled in the charming New Road of Lambourne End, this exquisite detached 17th-century character cottage offers a unique blend of historical charm and modern convenience. Spanning an impressive 2,461 square feet, the property is set within a small gated development, surrounded by approximately a third of an acre of beautifully secluded grounds.

Upon entering, you are greeted by a spacious entrance hallway that leads to two inviting reception rooms. The front lounge features a delightful fireplace, perfect for cosy evenings, while the rear lounge boasts large windows and doors that provide stunning views of the picturesque rear garden and tranquil duck pond. The cottage kitchen, complete with a central island, seamlessly connects to the dining room, making it an ideal space for entertaining family and friends. Additionally, a large laundry room, ground floor cloakroom and a separate study offer practicality and versatility.

The first floor comprises two generously sized double bedrooms, alongside two further inter-communicating bedrooms that can be easily transformed into a dressing room or study, catering to your personal needs. A well-appointed family bathroom completes this level.

Outside, the property is equally impressive, featuring a double-length garage and a gated in-and-out gravel driveway that accommodates parking for up to five vehicles. The extensive grounds are a true highlight, showcasing a delightful fish pond, a swimming pool, a timber pool room, a greenhouse, and various outbuildings, all set against the backdrop of the enchanting duck pond.

This remarkable home is perfect for those seeking a peaceful retreat with ample space for family living, all while being conveniently located in a desirable area. Do not miss the opportunity to make this character cottage your own.





## GROUND FLOOR

### Cloakroom WC

5'4" x 2'7" (1.63m x 0.79m)

### Family Room

16'11" x 10'11" (5.16m x 3.33m)

### Living Room

12'6" x 19'11" (3.82m x 6.07m)

### Dining Area

15'5" x 10'2" (4.69m x 3.10m)

### Kitchen

17'3" x 9'7" (5.25m x 2.92m)

### Laundry Room

15'4" x 10'0" (4.67m x 3.06m)

### Study

8'1" x 10'0" (2.46m x 3.06m)

## FIRST FLOOR

### Bedroom One

13'7" x 14'6" (4.14m x 4.43m)

### Bedroom Two

16'4" x 11'5" (4.97m x 3.47m)

### Bedroom Three

13'0" x 10'6" (3.97m x 3.20m)

### Bed Four / Dressing Rm

12'6" x 10'5" (3.81m x 3.18m)

### Bathroom

9'4" x 7'4" (2.84m x 2.24m)

## EXTERIOR

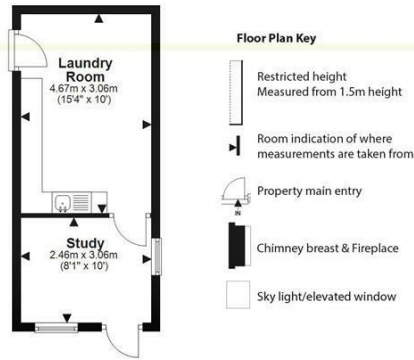
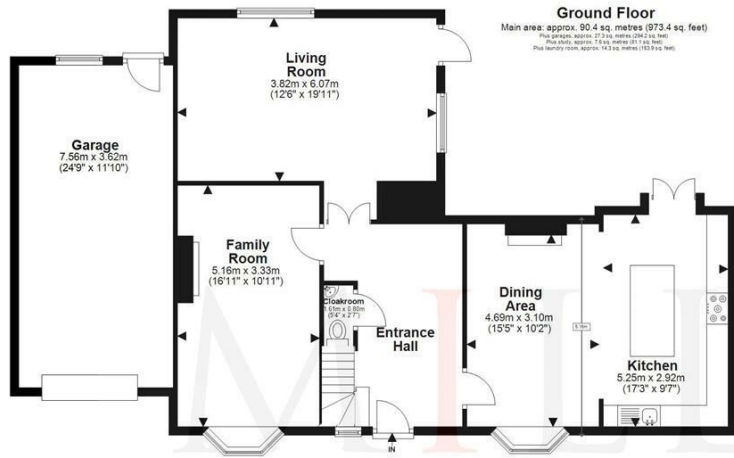
### Gravel Driveway

### Rear Garden

1/3rd of an acre plot approx  
(0.30m/0.91mrd of an acre plot approx)

### Garage

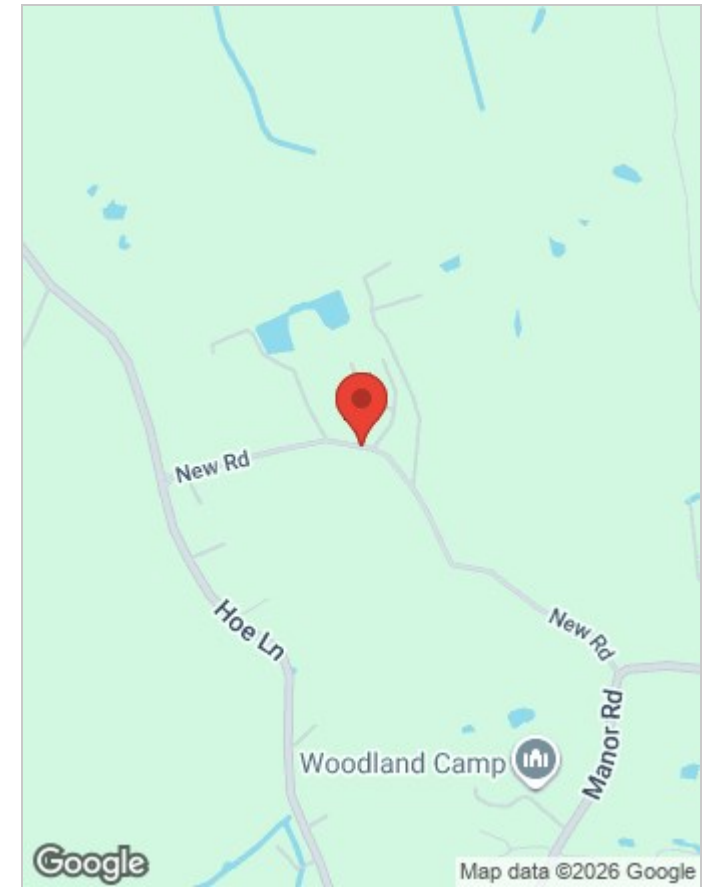
24'9" x 11'10" (7.54m x 3.61m )



Main area: Approx. 178.6 sq. metres (1922.0 sq. feet)  
Plus garages: approx. 27.3 sq. metres (294.2 sq. feet)  
Plus study: approx. 7.5 sq. metres (81.1 sq. feet)  
Plus laundry room: approx. 14.3 sq. metres (153.9 sq. feet)

Total area including garages and outbuildings:  
approx. 227.7 sq metres (2461.2 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			61
			2
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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