



**ECCE VENIT**

Guide Price £700,000

**Carter Jonas**

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## **ECCE VENIT SHEEPDROVE LAMBOURN HUNGERFORD**

- Newbury town centre and mainline station to London Paddington 16.4 miles
- Hungerford town centre and mainline station 9.9 miles
- Didcot mainline station to London Paddington 18.6 miles
- Wantage town 9.3 mile, M4 (junction 14) 6.9 miles

Currently the property offers sitting room · kitchen · utility · 2 bedrooms · conservatory · detached studio · range of additional timber outbuildings and garage · a very established and totally private plot measuring approximately 2 acres · extremely peaceful and quiet location with stunning views · Energy Rating E

### **SITUATION**

Ecce Venit is situated at the end of an unadopted lane in an elevated location surrounded by beautiful downland countryside just north of Lambourn. Lambourn is a large village lying within the Newbury/Wantage/Hungerford triangle and also within commuting distance of Swindon. Communications are good being only a few miles from the M4, giving access to London, Heathrow and the West Country. Train services are from Newbury, Didcot and Swindon. It offers a good range of facilities for everyday needs, including shops, churches, public houses, doctors and a primary school.

### **DESCRIPTION**

Ecce Venit is a very interesting and individual property that is now in need of modernisation or replacement with a new dwelling. This 2 acre site is in a unique position and is perfect for a buyer looking to build a new dwelling in a totally private and peaceful location yet within easy access to local business centres and central London.

**POSSIBLY THE BEST BUILDING PLOT IN WEST BERKSHIRE. CURRENTLY AN INDIVIDUAL SINGLE DWELLING IN A FANTASTIC RURAL POSITION ON THE DOWNS JUST NORTH OF LAMBOURN, WITH AMAZING SOUTH FACING VIEWS AND SUPPORTED BY A POSITIVE PRE-APPLICATION FROM THE COUNCIL FOR A REPLACEMENT DWELLING, ON A FANTASTIC 2 ACRES PLOT.**



The planning department at West Berkshire Council have responded positively to a pre-application that has been submitted for a new replacement dwelling. The reference relating to this 24/00885/PREOPB and the document related to this is available from the selling agent.

### **OUTSIDE**

The plot rises to the north and from the lane there is a circular drive leading up to the dwelling with a small paddock in the centre. On entering the site there is a range of old timber buildings which provide a useful footprint for redevelopment. The existing dwelling sits in the middle of the site with the further small paddock to the rear. The whole site is surrounded by a number of mature trees and shrubs, some of which have been allowed to grow too tall and currently restrict the view, but there are no tree preservation orders in place so these trees could be reduced in height or removed to open up the view.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water and electricity, private drainage

**Local Authority:** West Berkshire Council – 01635 551111

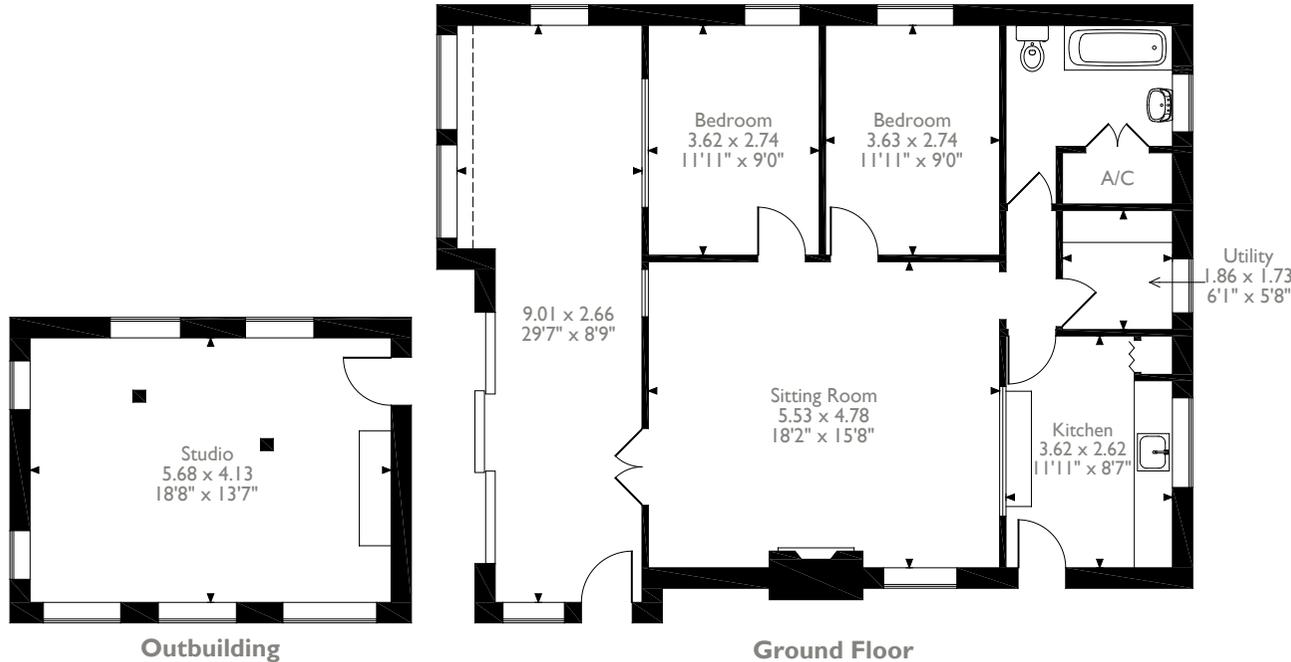
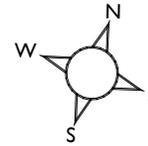
**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG17 7UN



Ecce Venit, Sheepdrove Lambourn, Hungerford  
 Approximate Gross Internal Area  
 Main House = 93 Sq M/1001 Sq Ft  
 Outbuilding = 23 Sq M/248 Sq Ft  
 Total = 116 Sq M/1249 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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