ALDBOURNE
MARLBOROUGH

Carter Jonas

WESTCOTT, 39 WEST STREET, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2BS

A SPACIOUS THREE BEDROOM DETACHED HOUSE LOCATED ON THE EDGE OF THE POPULAR VILLAGE OF ALDBOURNE, WITH DRIVEWAY PARKING AND A COURTYARD GARDEN.

AMENITIES

- 3 bedrooms
- 1 bathroom
- Study
- 2 Reception rooms
- Small, Courtyard Garden
- Character property
- Driveway parking
- Walking distance to amenities
- Sought-after village
- No onward chain

DESCRIPTION

Located on the edge of the sought-after village of Aldbourne, this deceptively spacious house enjoys flexible and well-proportioned accommodation extending to approximately 1758 square feet.

The ground floor offers excellent versatility. A generous sitting room provides a comfortable retreat, while the impressive dining room is ideal for entertaining. This vaulted space, with exposed beams and rooflights, is flooded with natural light and creates a superb everyday living or entertaining area with door opening out to the courtyard.

The kitchen is well laid out with ample storage and worktop space, Butler's sink and room for modern appliances. The ground floor accommodation also includes a spacious double bedroom, a bathroom with a separate WC, and a very useful study.

Upstairs, the property continues to impress with a spacious principal bedroom to the rear, which is complemented by a further bedroom and separate W/C.

OUTSIDE

To the front of the property is a gravel driveway, offering ample car parking.

Outside and accessed off the dining room is a courtyard garden which offers a private, low maintenance setting, ideal for alfresco dining or quiet relaxation. There is also a strip of garden accessed by steps and upper paved seating area.

SITUATION

Aldbourne is one of the most popular villages in Wiltshire – historic, beautiful, and a thriving community. It is well served by a local Post Office and store, primary school, parish church and public houses. Many families are drawn to the village for its outstanding primary school and nearby outstanding secondary school St. John's Academy in Marlborough, as well as leading private schools such as Pinewood, Dauntsey's and Marlborough College.

Set in spectacular rolling countryside, there are many footpaths and trails locally to explore, including The Ridgeway national trail which passes nearby. Just six miles away is the thriving market town of Marlborough, which has a high street packed with boutique shops alongside national retailers such as Waitrose. Swindon main line station with fast trains (Paddington 55 minutes) is about 9 miles. Hungerford train station is about 7 miles away with access to London Paddington and Reading. The M4 motorway junctions 15 (Chiseldon) and 14 (Shefford Woodlands) are within 6 and 9 miles.

GUIDE PRICE: £450,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

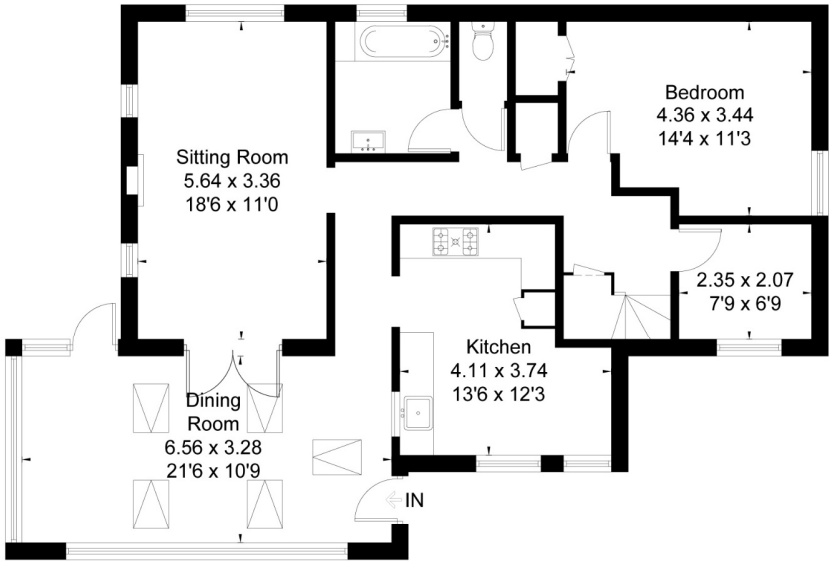
Classification L2 - Business Data

SERVICES AND MATERIAL INFORMATION

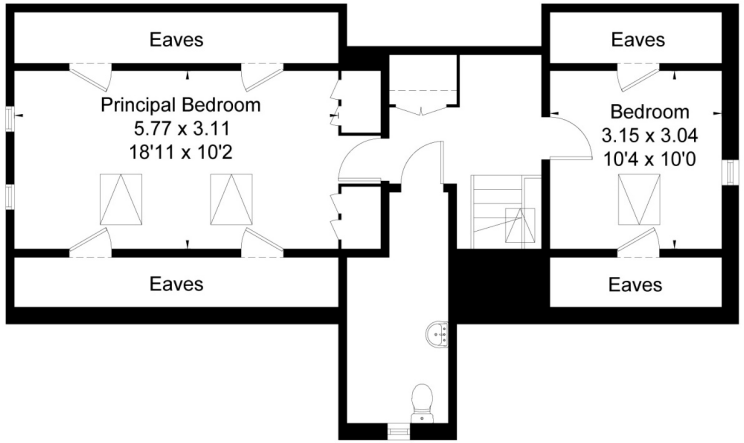
- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: A
- Energy efficiency rating: E
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

West Street, Aldbourne Marlborough, SN8
Approximate Area = 1758 sq ft / 163.3 sq m
(Including Eaves)

= Reduced head height below 1.5m



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107310

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
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