



17 The Butts, Aldbourne,
Marlborough, Wiltshire SN8 2DE

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A three bedroom detached cottage close to the heart of this popular village

*Great transport with easy access to Swindon, M4 and Hungerford *Popular village set in stunning rolling Downland *Farmhouse style kitchen, sitting room with open fireplace and conservatory
*Private terraced garden to rear with off road parking to front as well as an integral garage

Location

Aldbourne is a desirable village centred on The Square with its duck pond and delightful village green. The popular market town of Marlborough lies C. 9 miles to the southwest with Swindon C. 7 miles away giving a full range of retail and leisure facilities.

Communications are excellent with junction 14 of the M4 lying some 7 miles away and junction 15 of the M4 lying some 7 miles away. Regular rail services run from Swindon and Hungerford to London Paddington with a journey time of 55 mins and 60 mins respectively.

There is an excellent choice of schooling within the area, including St Michael's primary school, Dauntseys, St. Marys and St Margaret's Calne, Pinewood, Stonar, St Johns Academy, Marlborough and Marlborough College.

The property is situated on a quiet lane. The surrounding countryside offers a wealth of sporting and leisure opportunities and the village boasts numerous societies, two pubs and shops.

Description

This delightful, detached village cottage is of brick elevations under a tiled roof. The accommodation is well presented with an open fireplace and conservatory.

A porch gives access to the **Sitting Room** carpeted with open fireplace, stairs to first floor and doors to terrace. **Kitchen/Breakfast Room** with tiled floor a range of wall and floor units with a single sink, space for a gas hob and oven, space for dishwasher, fridge, and washing machine, door to the integral **Garage**. The **Conservatory** overlooking garden with doors to terrace, lies off the kitchen.

On the first floor: **Two Double** and a **Single Bedrooms** and a **Family Bathroom**.

Outside

There are two off-road parking spaces to the front of the house and access to the single integral garage. To the rear is a pretty and private terraced garden with views over open fields.

Tenure

Freehold

Services

Mains gas, electricity, water, drainage and gas fired central heating. Fibre to cabinet, download speed 76 Mbps, Upload 15 Mbps (Openreach broadband checker)

Local Authority

Wiltshire Council, Tel: 0300 4560100

Epc

D64

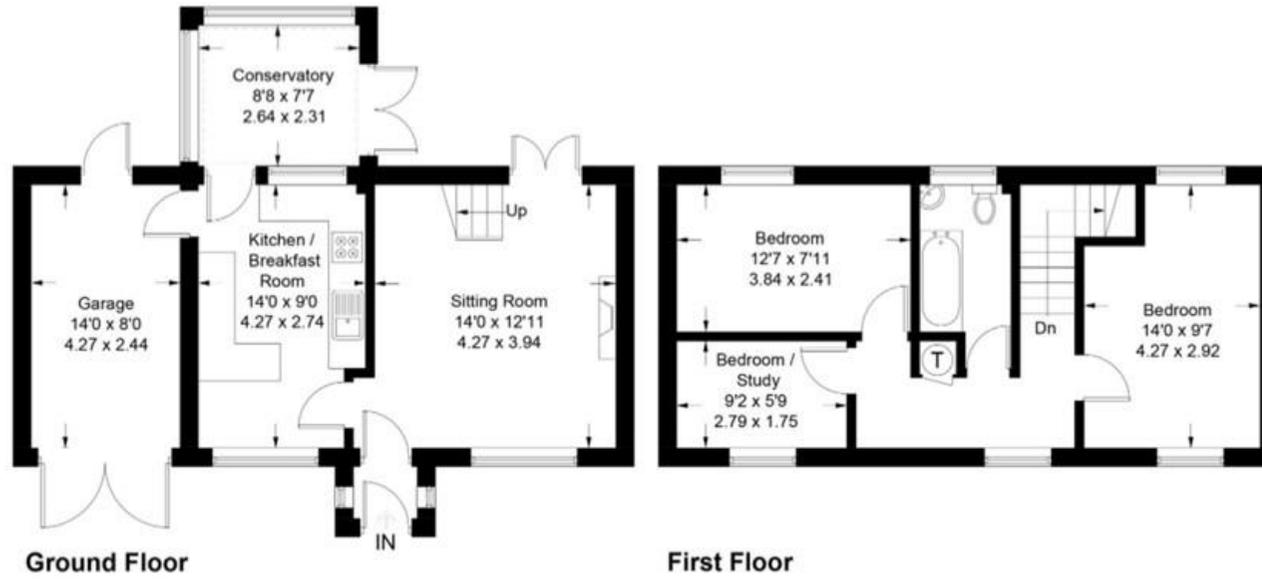
Directions

From Marlborough follow the A346 north towards Swindon turn left through Ogbourne St George follow the road past the pub on your right and under the main road up to Aldbourne. On entering the village turn right by the shop and first left to The Butts. No 17 will be found on the right towards the end of the lane.



17 The Butts

Approximate Gross Internal Area = 89.7 sq m / 966 sq ft
(Including Garage)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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