



22 KANDAHAR, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

22 KANDAHAR, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2EE

Hungerford approximately 7 Miles. Marlborough approximately 8 miles. Swindon 9 miles.
Rail links: Hungerford to London Paddington in about 1 hour. Swindon to London Paddington from 49 minutes.

A new 4 bedroom detached property with 4 bath/shower rooms. The property is situated towards the end of a popular road in Aldbourne and has an excellent specification including underfloor heating downstairs, fitted appliances and electric car charging point.

* Excellent village location * Sitting room with bay window * Kitchen/dining room * Utility room * Cloakroom
* 4 Bedrooms * 4 en suite Bath/shower rooms * Garden to rear * Three parking spaces *



ALDBOURNE

The thriving and friendly village of Aldbourne has excellent facilities including a post office/cafe, a co-operative store, a village library, tennis court, St Michael's Primary School, large village church, two public houses and a takeaway. Numerous activities and clubs exist within the village, including a heritage centre, tennis club, drama group, Youth Council, Community Junction and a nationally-renowned brass band, to name a few.

The larger towns of Hungerford, with its rail link to Reading and London is approximately 7 miles away while the market town of Marlborough is approximately 8 miles south west where a wide range of shops and amenities can be found. The village is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4, junction 15 or 14, is also within easy striking distance.



The Property

Accessed via steps up to the front door, the spacious hall gives access to the sitting room with bay window overlooking the view to the front, while at the rear is the large kitchen/dining room with modern fitted kitchen with integrated dishwasher, double oven, electric hob, quartz worktops and a central island with breakfast bar. Bi-folding doors give access to the large terrace. There is a utility room accessed from the kitchen with space for washing machine and dryer and a door to the side. There is an understairs cloakroom. The ground floor is tiled and benefits from underfloor heating.

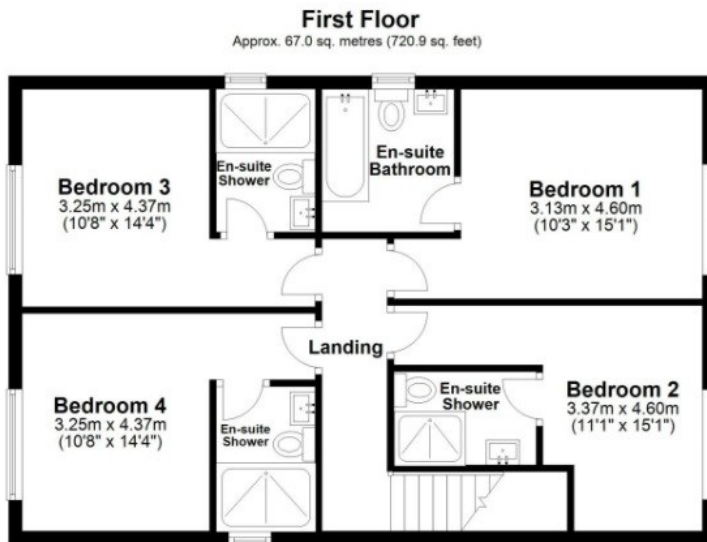
Upstairs there are four double bedrooms all with their own ensuite bath/shower rooms. The bathrooms are fitted with vanity units providing storage, back-lit mirrors and rainfall showers.

Outside

Directly behind the house there is a terrace for relaxed entertaining. There is a wide path to the side of the house with space for a shed. Steps lead up from the terrace to a sloping garden with possibilities for terracing and decking on one or two levels and which adjacent properties have done to create large flat areas. From the top of the garden there are views over the rooftops to the other side of the valley. The garden is provided with mains electricity, water, drainage and telecom cable should you wish to create a home office or similar. At the front of the property there are three parking spaces. There are outside taps front and rear and external sockets.

Services

All mains services connected. Electric car charging point. Council Tax: Band F.



Total area: approx. 134.8 sq. metres (1451.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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