



**47 LOTTAGE ROAD, ALDBOURNE**

**BREARLEY & RICH**  
ESTATE AGENTS



## **47 LOTTAGE ROAD, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2EB**

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 semi detached house occupying a lovely large plot and offering potential for updating and extension subject to permissions.  
The property benefits from parking to the front and rear and a garage and is located within easy reach of the centre of this sought after village.

- \* Excellent village location \* Kitchen/breakfast room \* Sitting room \* Dining room \* 3 Bedrooms \* Shower room \*
- \* Utility room \* Cloakroom \* Boiler room \* Garage \* Two parking areas \* Excellent gardens front and rear—plot of approximately 0.2 acres \*
- \* No onward chain \*



### **ALDBOURNE**

The thriving and friendly village of Aldbourne has excellent facilities including a post office/cafe, a well-stocked 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 is also within easy striking distance.





### **The Property**

Set back from the village road with easy access to village facilities this semi detached house was built in the 1950's and offers comfortable accommodation while having potential for updating and extension subject to consents. To the front of the house there is an entrance porch providing space for coats before entering the reception hall, with a turning staircase to the first floor and an understairs cupboard. A door leads in to the sitting room with a fireplace and a large window to the front giving a lovely outlook over the garden. The sitting room is open to the dining room which has patio doors to the rear and a door in to the kitchen. The kitchen itself has a range of wall and floor mounted units and space for a small table, with a door leading back to the hall and a further door opening on to a rear hallway beyond which there is a utility room, cloakroom and a boiler room.

Upstairs there is a good landing and three bedrooms, all with fitted storage and benefitting from a lovely outlook front and rear. There is a modern shower room with double sized shower.

### **Outside**

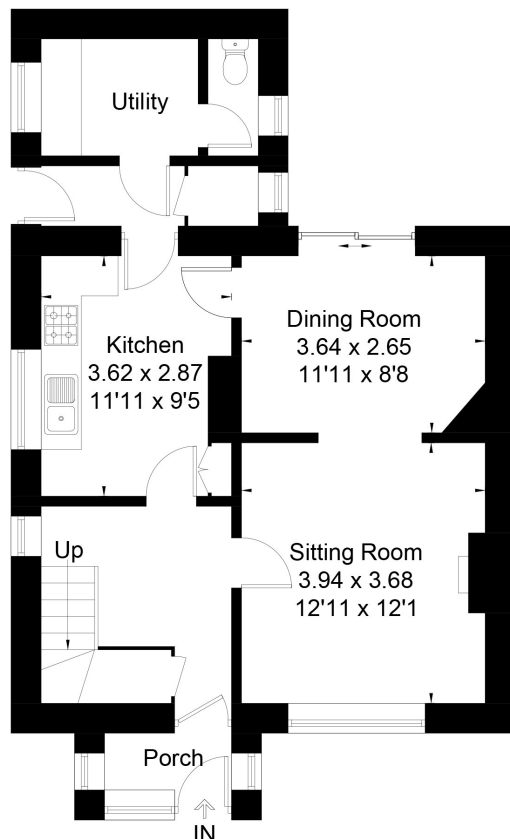
The property is approached from Lottage Road with a track leading to a parking area in front of the house. There is a shared pathway to number 47 and 49 or direct access via the garden. The front garden is laid to lawn with mature hedging. There is a path to the rear of the house. Steps lead up to the back garden which offers a terraced lawn and leads up to a further parking area and garage with a hardstanding area previously used for sheds. There is potential for a double garage or more subject to consents..

### **Services**

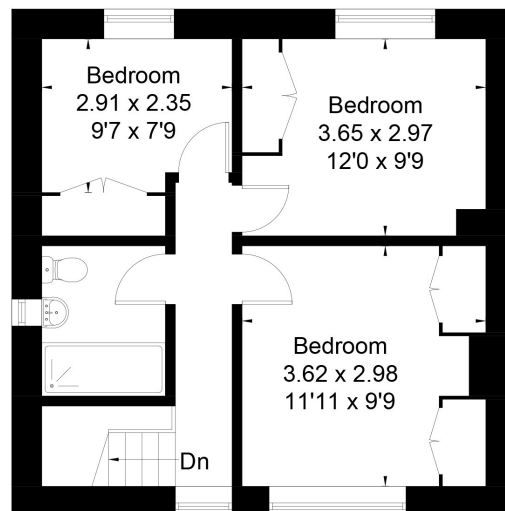
All mains services connected. Council Tax Band C.



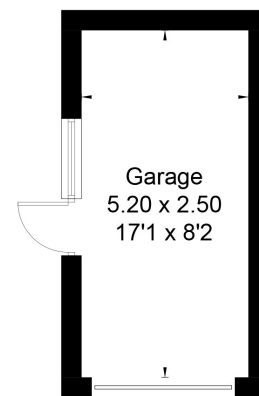
Approximate Floor Area = 103.0 sq m / 1108 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 116.1 sq m / 1249 sq ft



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



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 #81922

**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
 1 London Road, Marlborough, Wiltshire,  
 SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**BREARLEY & RICH**  
 ESTATE AGENTS