



8 COOK ROAD, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

8 COOK ROAD, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2EG

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 5 bedroom semi detached house towards the end of this popular no through road. The property would benefit from updating and is located within easy reach of the centre of this sought after village.

* Hall * Kitchen * Sitting room * Dining room * 4/5 Bedrooms * Bedroom 5/study * Bathroom and separate WC *
* Utility room * Cloakroom * Integral garage * Parking * Gardens front and rear *
* No onward chain * Updating required *



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 towards the end of this popular no through road, this semi detached house has been in the same ownership for 55 years and offers potential for updating and modernising to suit individual needs. To the front of the house there is an entrance porch providing space for coats before entering the reception hall, with a staircase to the first floor and an understairs cupboard. A door leads in to the sitting room with a large window to the front giving a lovely outlook over the garden. To the rear of the house there is a kitchen with a range of fitted units and a door leading in to the adjacent dining room offering potential to combine the two rooms and create a large kitchen/breakfast room (subject to relevant permissions). The kitchen also leads in to a back hall where there is a utility room and cloakroom and doors in to the integral garage and the garden.

Upstairs there is a good landing and 4/5 bedrooms, four of the bedrooms have fitted storage while the smallest bedroom has most recently been used as a study/office. There is a bathroom and a separate WC..

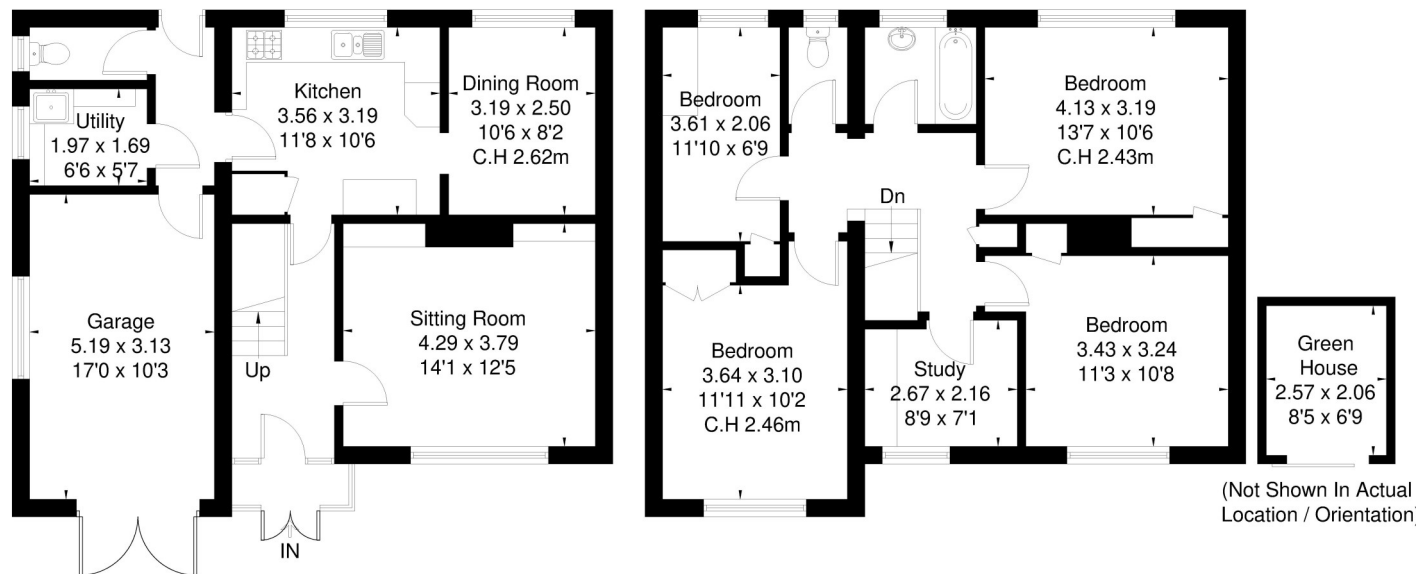
Outside

The property is approached over a block paved drive in front of the integral garage. The front garden is lawned with shrub borders and a low wall. A path leads to the side of the house and in to the back garden. To the rear there is a level lawn with borders and a greenhouse. The garden backs on to a lane leading to the centre of the village.

Services

All mains services connected. Tenure: Freehold. Council Tax: Band E.

Approximate Floor Area = 147.8 sq m / 1591 sq ft
 Green House = 5.2 sq m / 56 sq ft
 Total = 153.0 sq m / 1647 sq ft



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 #94658

01672 514820

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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BREARLEY & RICH
 ESTATE AGENTS