



8 The Garlings, Aldbourne

BREARLEY & RICH
ESTATE AGENTS

8 The Garlings, Aldbourne, Marlborough, Wiltshire, SN8 2DT

A substantial and versatile bungalow in a quiet and convenient position in the popular village of Aldbourne. The property offers lovely light accommodation including excellent reception rooms with a pleasant outlook over its private garden. No onward chain.

Guide Price £495,000 Freehold

* Excellent village location * Corner plot * 22' sitting room * Kitchen/breakfast room * 3 bedrooms all with fitted storage * 2 Bath/shower rooms and separate cloakroom * Dining room * Study * Utility room * Garage storage * Driveway parking * Private gardens *



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 (Ofsted outstanding and recently featuring within The Times league tables as one of the top ten primary schools in the south west), 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 town 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

A welcoming entrance hall leads into a large and bright dining room with a window and door to the garden. To the left of the dining room there is a triple aspect sitting room, again flooded with light. The hall also leads into the kitchen/breakfast room fitted with a range of units including gas hob and oven. The kitchen opens onto a breakfast area and in turn leads to a useful utility room with door to the garden. Off the utility room there is a study with adjoining shower room and access into the garage storage space.

The bedrooms are all to the rear of the house and have fitted wardrobes and pleasant outlooks. There is a family bathroom with corner bath.

Outside

The property is approached over a gravelled drive providing plenty of parking. The gardens wrap around the property and are enclosed by low walls and mature hedging, with a patio area to the rear of the property.

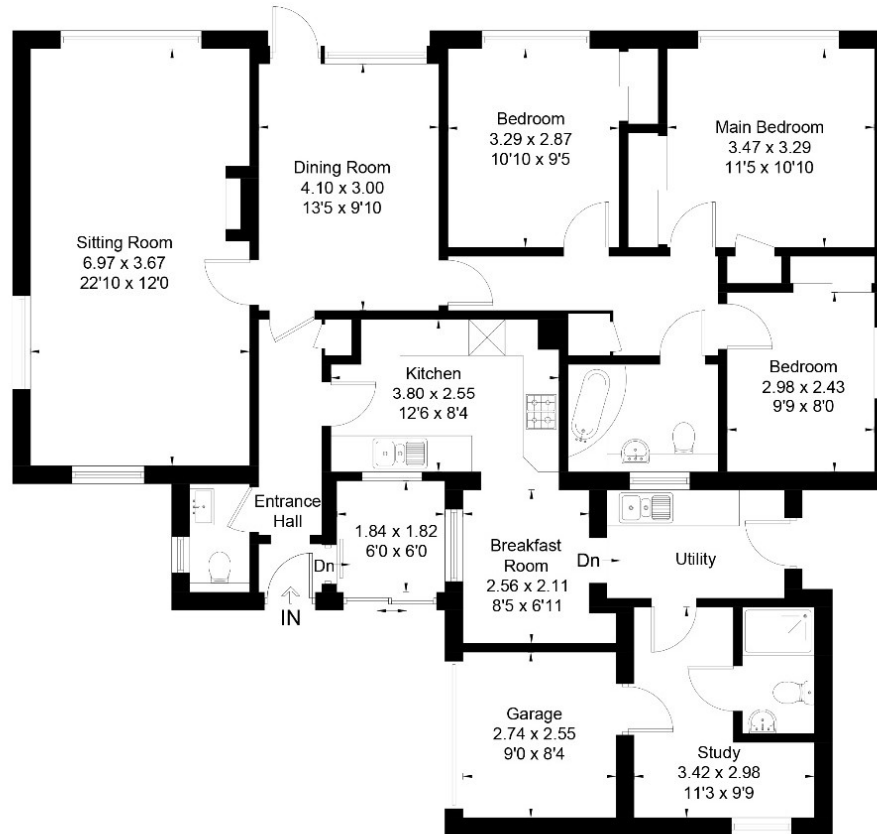
Services: All mains services connected.

Local Authority: Wiltshire Council Council tax band: Band E

What3words location: mutual.isolating.snooping

Approximate Floor Area = 140.0 sq m / 1507 sq ft (Including Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 #115618

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