



21 LOTTAGE ROAD, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

21 LOTTAGE ROAD, ALDBOURNE, 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.

An extended and superbly presented detached property catering to open plan living with spacious and flowing entertaining space coupled with generous bedrooms and an attached one bedroom annex. The property occupies an excellent position within the popular village of Aldbourne.

- * Hall * Kitchen/breakfast room * Living room with open plan dining area * Office/bedroom * Under floor heating**
*** 4 first floor bedrooms * Shower room * Utility room**
*** Annex with double bedroom with kitchen living/dining room and shower room Cloakroom * Ample parking * Pretty garden ***



ALDBOURNE

A vibrant and friendly village community with over 50 clubs, two pubs, carnival, music Festival, safari Supper, Easter Eggstravaganza and the annual duck race in the bourne. There is a murder mystery performance and ALEC theatrical productions throughout the year. You can also expect to find regular quiz nights, produce markets on the green and concerts by the pond or on the green by award winning Aldbourne band. Particularly memorable is the Prom Concert. Aldbourne also has a hairdressers, beauty salon, barbers wonderful post office and deli, plus The Co-op which is within a very short walk away from the house. A stones throw from the house are beautiful open countryside walks, suitable for runners, cyclists and dog walkers. The village has St Michael's primary school as well as a pre school and is within catchment for St John's secondary school in Marlborough.



The Property

This charming character house occupies a private plot within easy reach of all village amenities. The property has been extended over the years and offers a lovely mix of accommodation. On entering the hallway to the left is the very comfortable one bedroom annexe that combines a kitchen living and dining room, a bedroom and a shower room. Back to the hall and straight ahead is the utility room with space for a washing machine /tumble dryer and fridge freezer. To the right of the hall is the main house with a stunning and well equipped kitchen/breakfast room with underfloor heating and which offers direct access to the rear garden. The bright and airy living/dining room has two sets of patio doors offering side and rear access to the garden and has underfloor heating, a large glass roof lantern with spotlights and a gas woodburning stove with remote control. The ground floor also has a useful 5th bedroom /office. On the first floor there are three light and airy double bedrooms and a generous single, all served by a smart shower room.

Outside

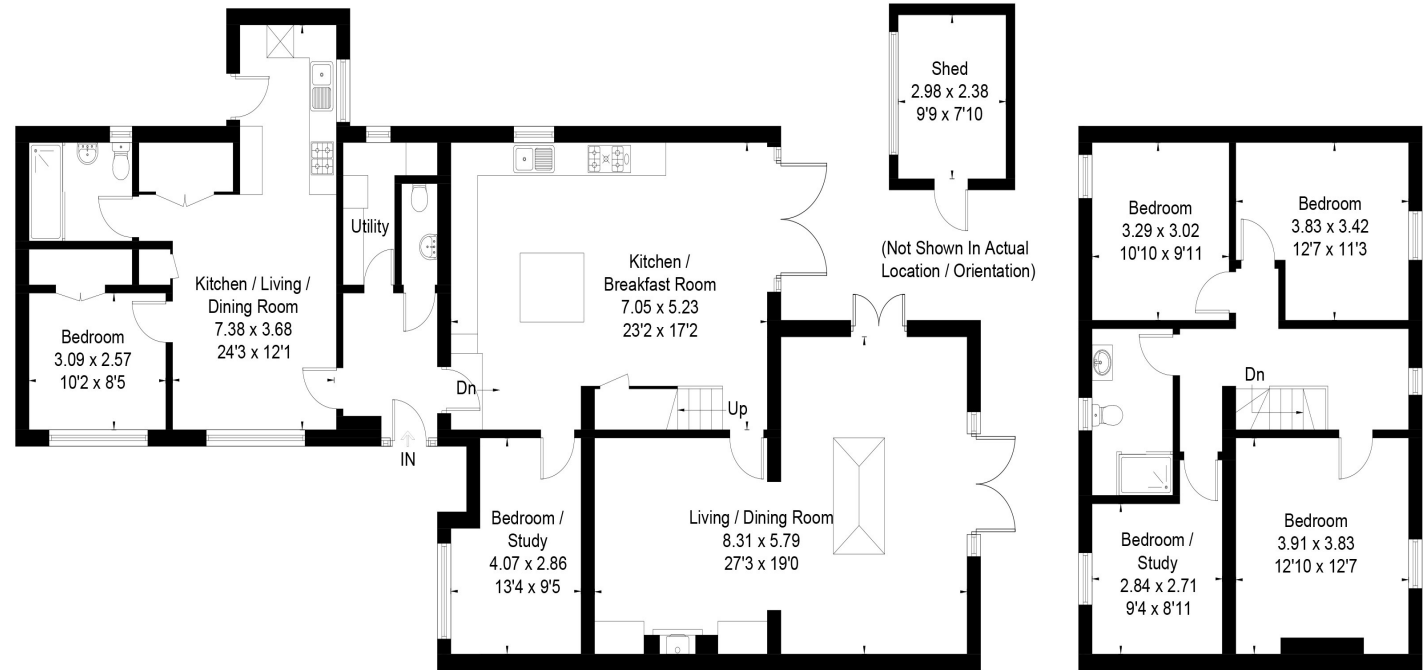
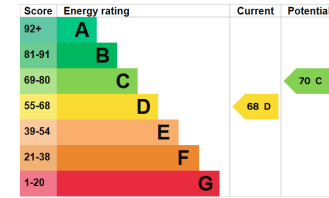
To the rear there is secure gated access to a large block paved enclosed driveway that offers parking for 5/6 cars and also has a garden tap. The beautiful main garden is mainly laid to lawn but also has a large natural stone laid terrace that is flanked by plenty of mature shrubs. There is also a hot tub (passion Spa) which is available to purchase by separate negotiation. Additionally, there is a fixed metal pergola with an electric heater and polycarbonate roof. The garden also has an outside socket as well as a second tap. A timber garden shed has lights and electric.

Services

All mains services connected. Council tax band: F Annex: A



Approximate Floor Area = 211.5 sq m / 2276 sq ft (Excluding Shed)



Ground Floor

First Floor



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 #93152

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