



29 CASTLE STREET
ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

29 CASTLE STREET, ALDBOURNE, WILTSHIRE, SN8 2DA

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 characterful semi detached cottage offering three bedrooms and a large garden, with potential to update and possible extend subject to consents.
The property is located close to the centre of the popular village of Aldbourne with views over the village from the front bedrooms.

*** Hall * Living room * Kitchen * 3 bedrooms * Family bathroom * Cloakroom *
* Store/potential office * Garden * Walking distance of Ofsted outstanding primary school ***



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

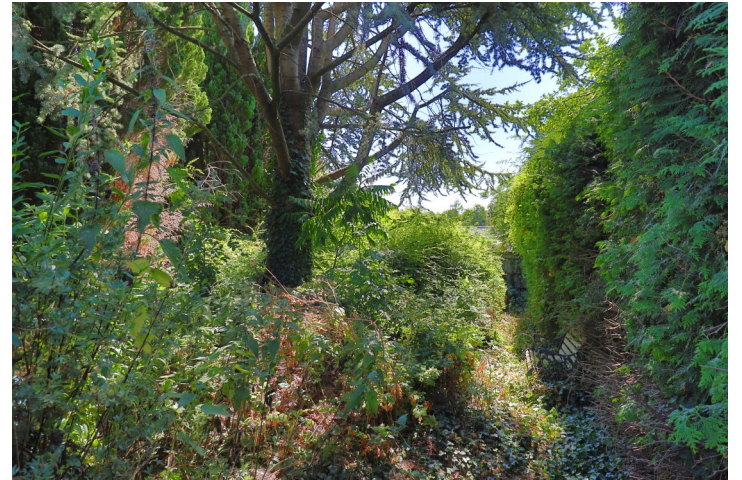
29 Castle Street is a character three bedroom property in an elevated position with this popular village. The front door opens on to a reception hall with stairs to the first floor and a door in to the spacious sitting room with a window to the front and a feature fireplace. An arch leads in to the galley style kitchen, with a range of units and fitted cupboards. At the end of the kitchen there is a rear hallway with door to the garden and a cloakroom and a door into a large lean to store, offering potential for conversion or even replacement with a two storey extension (subject to any relevant permissions). The first floor landing leads to a double bedroom with fitted wardrobes and two further small bedrooms. There is a family bathroom with a shower over the bath.

Outside

The property benefits from a large garden to the rear with a patio directly behind the house and a level lawn leading to a shed and a greenhouse. There is a substantial area behind this which is currently uncultivated. The previous owner used the area to the side of the property as parking for a small car.

Services

Mains electricity, water and drainage. Council tax band: D.



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