



1 COOK ROAD, ALDBOURNE, SN8 2EG

BREARLEY & RICH
ESTATE AGENTS

1 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.

Spacious, light and airy three bedroom detached bungalow located on a corner plot of this popular no-through road and within easy reach of the centre of this sought after village.

*** Hall * Kitchen * Sitting room * 2 Bedrooms * Dining room/3rd bedroom * Conservatory * Bathroom and separate WC *
* Garage (part converted into storage/garden room) * Parking * Front, side and rear gardens *
* No onward chain * Some 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

Sitting on corner plot, 1 Cook Road is situated in a quiet, no through road on the fringe of the pretty village of Aldbourne. The hallway, with a cloakroom, leads straight ahead into a good size kitchen that has wall and base units and space for all appliances. There is a door from here to the side garden. The sitting room is a lovely bright room with a large window to the front and a door to the side garden. The bedrooms are all located the rear of the property. Bedroom one and two (currently used as a dining room) are both doubles and there is a large third single room. Beyond bedroom two there is a sunny and generous size conservatory, giving direct access to the rear garden. The bathroom has a white suite with a walk-in bath and an over bath shower.

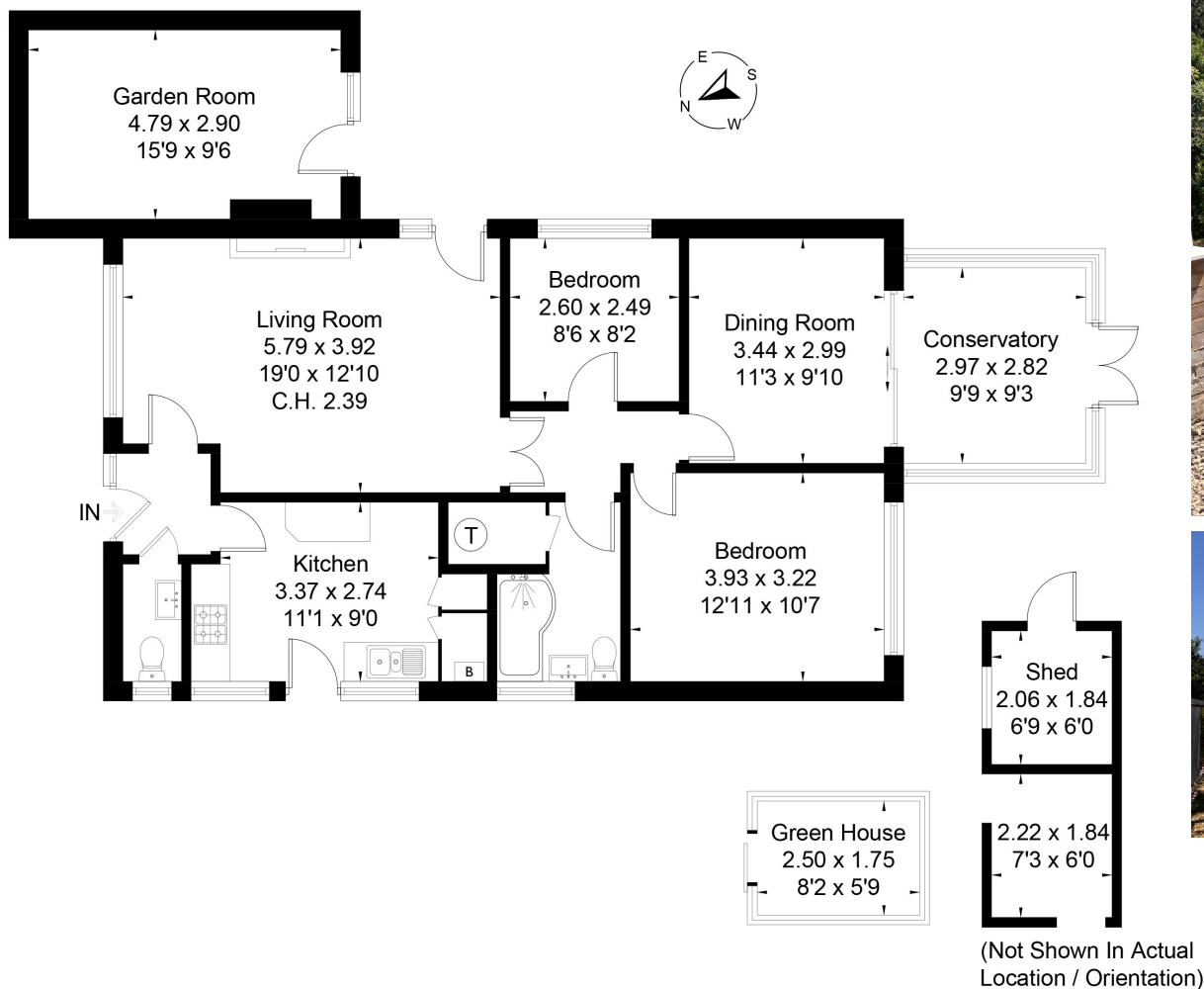
Outside

The property is approached by a shingle driveway with parking for several vehicles. The front garden is laid to lawn, with plenty of mature shrubs, flower borders and trees, all enclosed by a dwarf retaining wall. A side gate leads to another patio terrace area that is perfect place for dining al fresco. This in turn leads to the rear garden that is laid to lawn and has another seating area as well as a shed. There is another area of garden that would make an ideal vegetable garden, with a greenhouse and also an outside tap. The garage has been part converted to a room that would make an ideal office, garden room or hobby room, if required and has some storage in front. There is pedestrian access to both sides.

Services

Mains water, drainage water and electricity. Council Tax: Band E.

Approximate Floor Area = 89.0 sq m / 958 sq ft
 Garden Room = 14.1 sq m / 152 sq ft
 Total = 103.1 sq m / 1110 sq ft (Excluding Shed / Green House)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

BREARLEY & RICH
 ESTATE AGENTS