



73 LOTTAGE ROAD, ALDBOURNE

**BREARLEY & RICH**  
ESTATE AGENTS



## **73 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.

A cleverly extended semi detached house offering spacious accommodation with an excellent kitchen/breakfast/living room and wonderful main bedroom suite.  
The property occupies large and private gardens with parking and a garage within easy reach of the centre of this sought after village.

\* Excellent village location \* Kitchen/breakfast/living room \* Sitting room \* 4 Bedrooms \* 3 Bath/shower rooms \*  
\* Dressing room off main bedroom \* Utility room \* Double garage \* Parking \* Excellent gardens front and rear—approximately 0.2 acres \*



### **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**

Originally built in the 1920's, the property has been extended to the side and rear and provides spacious accommodation throughout and is well suited to modern living. The focal point of the house is the impressive kitchen/breakfast room which is open to a living room beyond which has doors overlooking the garden. Off the kitchen there is a separate sitting room with wood burning stove. To the rear of the house there is also a large utility room which in turn leads to a cloakroom with walk in shower room.

Upstairs, the landing leads to all four bedrooms, the main bedroom having a walk in dressing room with vaulted ceiling which then leads in to a lovely light en suite shower room. The main bathroom is also spacious and has a bath and separate shower and again a vaulted ceiling.

### **Outside**

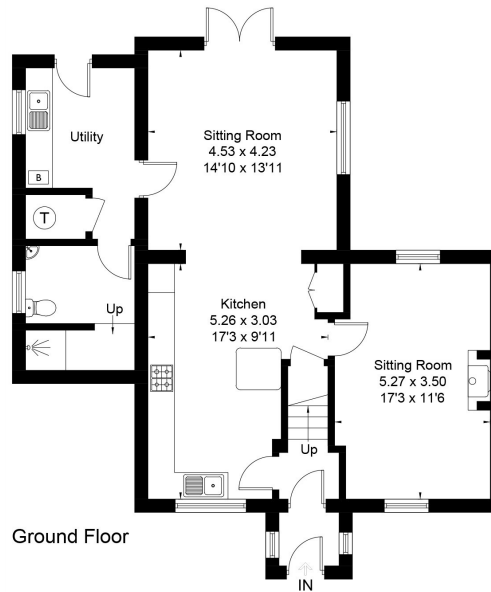
To the front the property is approached over a shared pathway leading in to the private front garden. The front garden is laid to lawn with mature borders and space for a greenhouse. A path leads to the side of the house past a storage shed. The garden to the rear is mainly paved and gravelled, with steps leading up to a wisteria covered pergola leading to a number of seating areas and a feature pond. At the end of the garden there is a gravel drive to the rear of the house and a detached double garage, accessed via Crooked Corner.

### **Services**

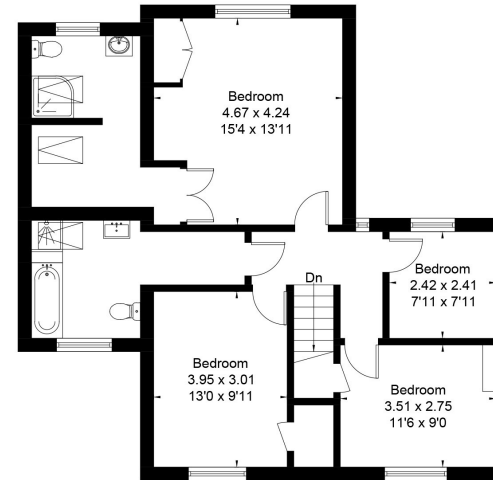
All mains services connected. Council Tax Band C.



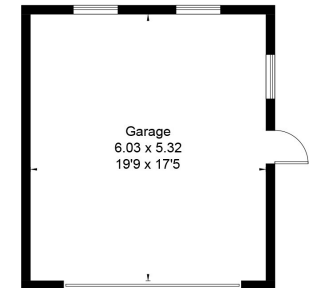
Approximate Area = 162.2 sq m / 1746 sq ft  
Garage = 31.8 sq m / 342 sq ft  
Total = 194 sq m / 2088 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 318334

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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