



9 FARM LANE, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

9 FARM LANE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DS

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 modern semi-detached house offering well presented accommodation in a no through lane in the sought after village of Aldbourne.
The property offers a generous kitchen/dining room, a large garden with an open outlook and parking to the front.**

* Excellent village location * Hall/boot room * Sitting room with French doors to garden * Kitchen/dining room *
* 3 Bedrooms * Bathroom * Utility room * Cloakroom * Large garden to rear * Total plot approximately 0.21 acres * Parking *



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, 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 or 14, is also within easy striking distance.



The Property

9 Farm Lane is a good sized mid-terrace house at the end of a no through lane towards the edge of the desirable village of Aldbourne. The property has been updated by the current owners over the last 8 years with work including new central heating and new windows. The property is entered via a very useful boot room/reception hall with plenty of space for shoes and coats etc. From here a door leads in to the hall with stairs to the first floor and doors to the kitchen and sitting room. The focal point of the house is the double aspect kitchen/dining room which has ample space for a large dining table and also accommodates a home office space. The adjoining sitting room has French Doors opening out onto the patio area of the garden. There is also a useful utility room and a cloakroom. There is separate access from the parking area in to the utility room..

Upstairs, the landing has a window to the front and gives access to three bedrooms and a modern family bathroom. The two double bedrooms to the rear of the house have lovely views to the south. There may be potential to add an ensuite bathroom to the principal bedroom by extending in to the adjacent loft space, subject to any necessary consents.

Outside

To the front of the property there is gravelled parking for several vehicles. The south facing rear garden is larger than average with a patio seating area nearest the house and a level lawn beyond this with plenty of space for children to play or for informal entertaining..

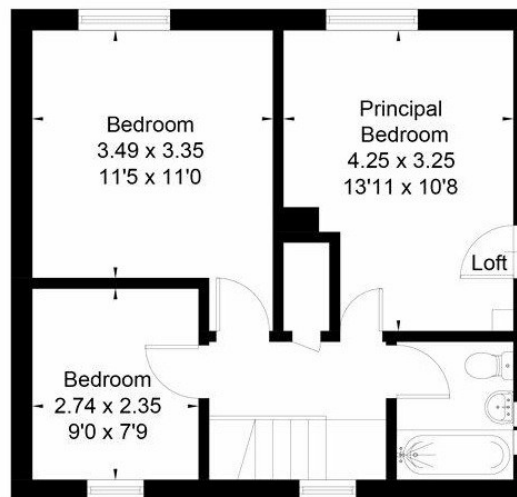
Services

All mains services connected. Council Tax: Band C. Tenure Freehold.

Farm Lane, Aldbourne, SN8
Approximate Area = 1132 sq ft / 105.2 sq m



Ground Floor



First Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BREARLEY & RICH
ESTATE AGENTS