



7 GODDARDS LANE, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

7 GODDARDS LANE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DZ

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 quiet no through lane near the centre of this sought after village.
The property offers a generous kitchen/breakfast room opening on to a conservatory, two double bedrooms and a modern shower room.**

* Excellent village location * Sitting room with feature fireplace * Kitchen/breakfast room * Conservatory *
* 2 Bedrooms * Family shower room * Garden to rear * Designated parking and additional visitor parking * Village location *



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

Goddards Lane is situated a short walk from the centre of this excellent village while also benefitting from being located in a quiet, tucked away no through road location.

The front door opens on to a hallway with stairs leading to the first floor and a door leading in to the sitting room. The sitting room has a feature fireplace and fitted storage and in turn leads in to the kitchen/breakfast room which has space for a table and is fitted with a range of wall and floor mounted units. Sliding doors from the kitchen lead in to the conservatory providing a very pleasant seating area overlooking the garden.. Upstairs the landing leads to two double bedrooms. The main bedroom to the front has generous fitted wardrobes and storage, while to the rear there is a second bedroom also with fitted storage. There is a modern fitted shower room with double sized shower off the landing.

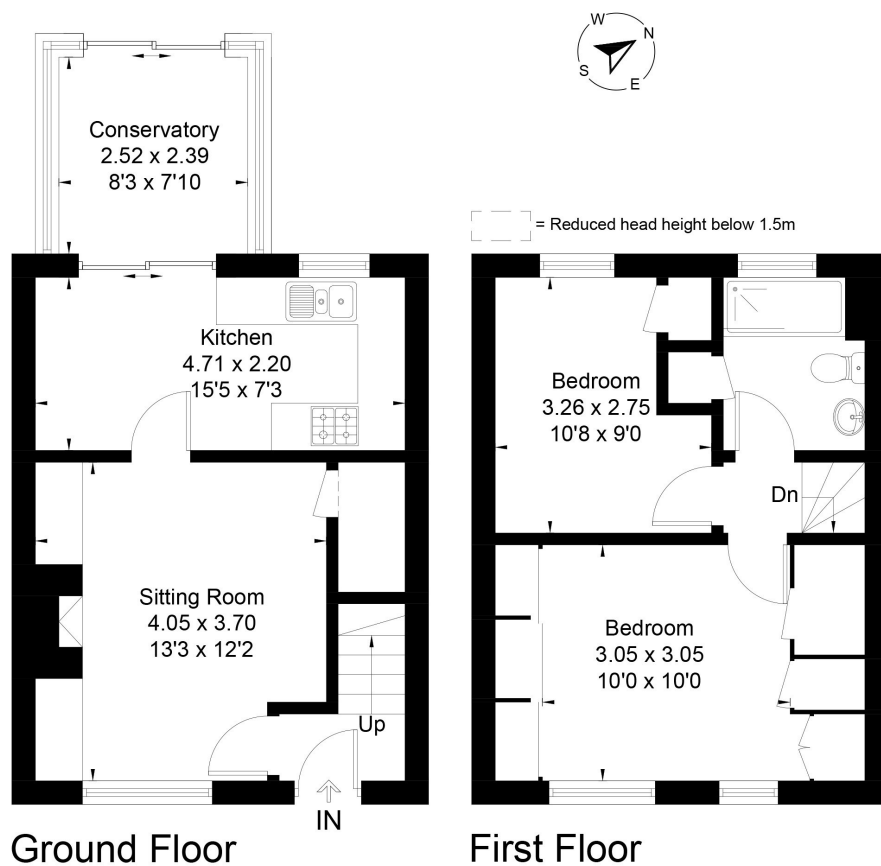
Outside

To the front of the house there is an open plan garden laid to lawn with a path to the front door. A path to the side of the house leads to a gate in to the back garden. The back garden is west facing and is landscaped for low maintenance with a patio seating area. There is a designated parking space with additional residents/visitors parking close by.

Services

Mains water, drainage and electricity. Electric heating. Council Tax: Band D.

Approximate Floor Area = 67.1 sq m / 722 sq ft



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 #75935

01672 514820

www.brearleyandrich.co.uk

1 London Road, Marlborough, Wiltshire,
SN8 1PH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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