



FARM LANE,
ALDBOURNE

Carter Jonas

9 FARM LANE, ALDBOURNE, SN8 2DS

AMENITIES

- Open plan kitchen/diner
- Reception room
- Utility room
- Three bedrooms
- Family bathroom
- Large Garden
- Parking
- Cul-de-sac location

SITUATION

9 Farm Lane is on the edge of the pretty village of Aldbourne, which is a delightful downland village on the Wiltshire/Berkshire borders. The property is also situated in this beautiful area of Outstanding Natural Beauty. Properties range from pretty whitewashed thatched cottages to large formal Georgian houses. It is well served by a local Post Office and store, primary school, parish church and public houses. It is within a short drive of both market towns of Marlborough and Hungerford, 7 miles and 8 miles respectively, each with excellent shopping facilities and schools. Swindon with shopping centre and main line station with fast trains (Paddington 55 minutes) is about 9 miles. Hungerford train station is about 7 miles away with access to London Paddington and Reading. The M4 motorway junctions 15 (Chiseldon) and 14 (Shefford Woodlands) are within 6 and 9 miles.

DESCRIPTION

9 Farm Lane is a charming mid-terrace house within a quiet cul-de-sac in the desirable village of Aldbourne. The property comprises of red brick elevations under a tiled roof relieved by double glazed windows.

The property has been renovated by the current owners including new heating and windows throughout and offers generous living accommodation. The real heart of the home is the open plan kitchen/dining room which has ample space for a large dining table and home office space. The adjoining sitting room has French Doors opening out onto the patio area of the garden. There is also a utility room and cloakroom completing the downstairs accommodation.

Upstairs are three good sized bedrooms, served by the well-appointed family bathroom, with the rear bedrooms having views across open countryside. There is potential to add an ensuite bathroom to the principal bedroom by utilising the loft space, subject to any necessary consents.

A WELL-PRESENTED THREE BEDROOM HOUSE LOCATED IN THE POPULAR VILLAGE OF ALDBOURNE.



OUTSIDE

To the front of the property is gravelled parking for several vehicles. The south facing rear garden is of particular note as it is larger than average. Laid to lawn the garden has views across the surrounding countryside.. There is also a patio area ideal for sitting out and enjoying the sun.

TENURE Freehold

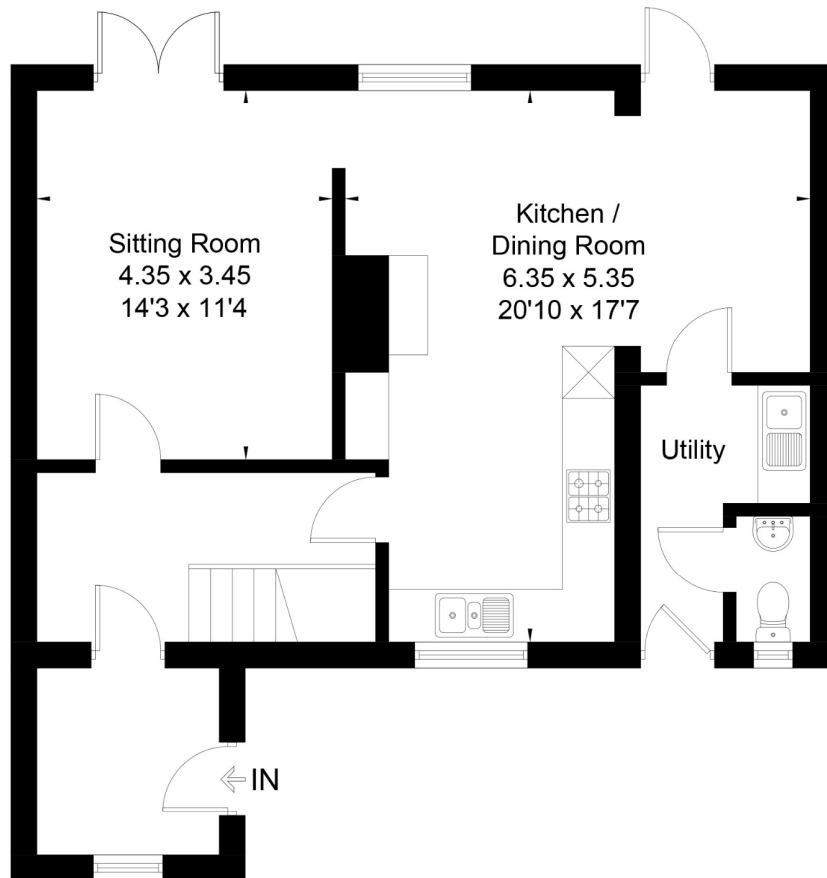
EPC BAND C.

GUIDE PRICE: £425,000 (Subject to Contract)

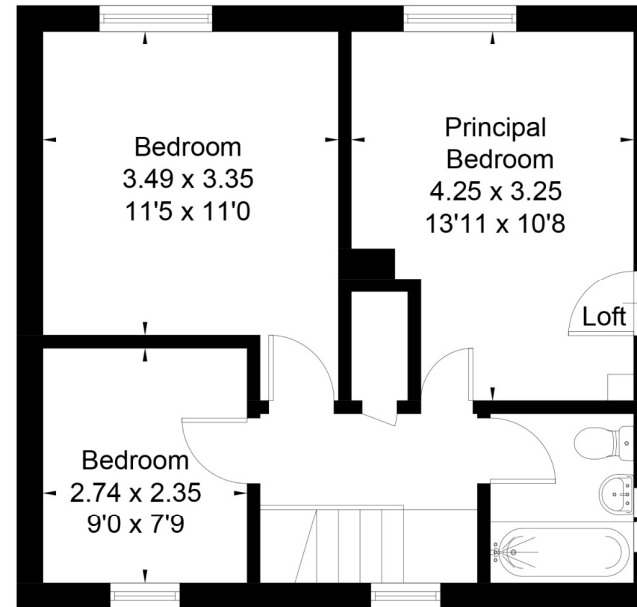
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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



Ground Floor



First Floor



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 #63768

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Classification L2 - Business Data