



CHANDLERS LANE,  
ALDBOURNE

Carter Jonas



# 5 CHANDLERS LANE, ALDBOURNE, SN8 2TB

## AMENITIES

- 1777 square feet
- Exceptional family room
- Snug
- Utility/boot room
- Four bedrooms
- Two bathrooms
- Study on first floor
- Driveway parking
- Garden
- Edge of village location
- Village with good amenities

## SITUATION

Chandlers Lane is located 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

Located on the edge of the popular village of Aldbourne, 5 Chandlers Lane is a modern five bedroom family house.

There is a wealth of ground floor accommodation and is perfectly set up for modern day family life. Of particular note is the expansive kitchen / dining / family room which has been beautifully extended to create a wonderful space, ideal for family meals or entertaining guests. This room really is the hub of the home with cathedral windows bringing in great natural light and offering views over the garden and field behind. The kitchen has been tastefully fitted to include quartz work surfaces, integrated appliances and is centred around the island unit.

The garage has been part-converted to create a lovely snug which has a cosy feel to it and offers a handy, extra reception space. The ground floor accommodation is completed by the downstairs cloakroom and sizeable utility room, both of which are accessed off the hallway.

## A SPACIOUS, DETACHED FAMILY HOUSE LOCATED ON THE EDGE OF THE POPULAR VILLAGE OF ALDBOURNE.



Heading upstairs, the first floor enjoys three double bedrooms all of which are served by the main family bathroom. There is also a study which could be used as a smaller fifth bedroom, should there be the need. A further set of stairs lead up to the top floor where there is an expansive principal bedroom. This room benefits from great views, a wet room (with underfloor heating) and walk-in-wardrobe.

## OUTSIDE

To the front of the property there is a driveway for one car with additional parking on the lane. The garage has been part-converted but an area remains at the front offering useful storage space.

The garden backs onto the paddock and is mainly laid to lawn. There is also a fabulous paved terrace, accessed off the kitchen, offering a great spot for alfresco dining and entertaining.

**GUIDE PRICE:** £675,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data

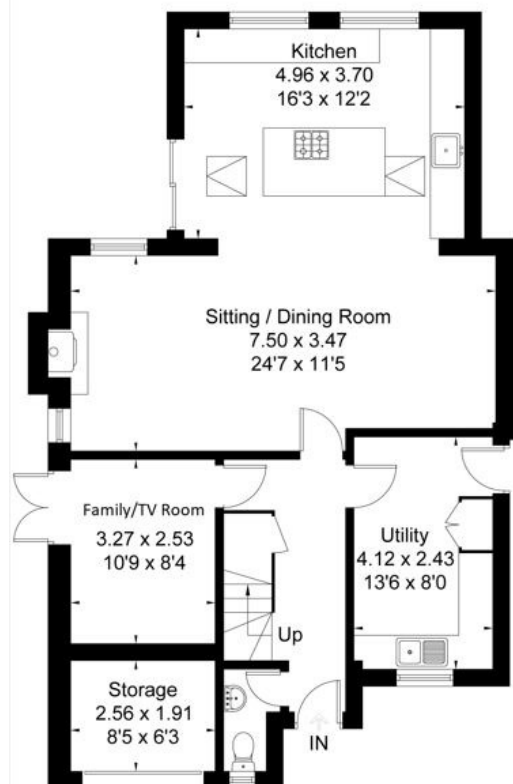




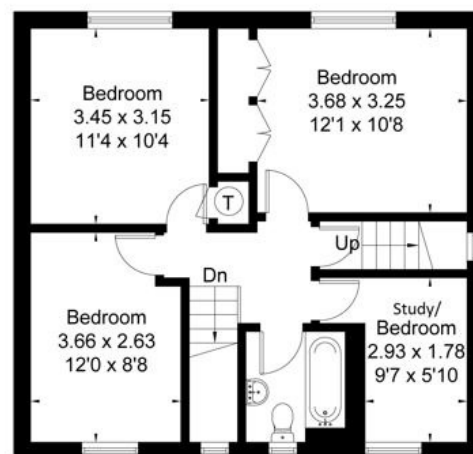
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Approximate Floor Area = 165.1 sq m / 1777 sq ft  
Including Limited Use Area (13.4 sq m / 144 sq ft)  
Storage = 4.9 sq m / 53 sq ft sq ft  
Total = 170.0 sq m / 1830 sq ft sq ft

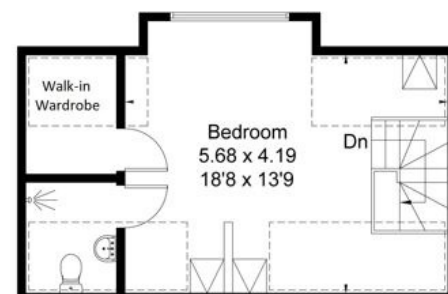


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: E
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for more details

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 316815

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

#### IMPORTANT INFORMATION

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