



**THE SQUARE,
ALDBOURNE**

Carter Jonas

15 THE SQUARE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DU

AMENITIES

- Central village location
- 1943 square feet
- Kitchen / dining room
- Sitting room
- Study
- Four bedrooms
- Three bathrooms (2 ensuite)
- Courtyard garden
- Parking
- Village with amenities

SITUATION

15 The Square is located in the centre 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. Importantly, it is within the catchment area of St. John's Academy in Marlborough. 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

At just under 2000 square feet, 15 The Square is an incredibly spacious and characterful four-bedroom detached family house situated in the centre of this most sought-after village.

The kitchen / dining room spans the full depth of the house and is very much the heart of the home. The kitchen has tiled flooring and is fitted with a good range of units and there is plenty of space for a large dining table. This room is a great family space and boasts a handy seating area looking out to the garden.

The sitting room is expansive yet retains a warm, cosy feel and benefits from a wood burning stove. The study is accessed off the sitting room and ideal for those working from home. The ground floor accommodation is completed by the downstairs cloakroom.

To the first floor there are four double bedrooms, two en-suite shower rooms and a family bathroom.

A SPACIOUS FOUR BEDROOM DETACHED HOUSE LOCATED IN THE HEART OF THE VILLAGE OF ALDBOURNE.



OUTSIDE

To the rear of the property is the private and low maintenance back garden. There is a patio/terrace offering the ideal spot for alfresco dining, with the remainder of the garden laid with artificial grass. There is gated access to the rear leading to the allocated parking.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>
- Low risk of flooding - <https://www.gov.uk/check-long-term-flood-risk>

GUIDE PRICE: £525,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

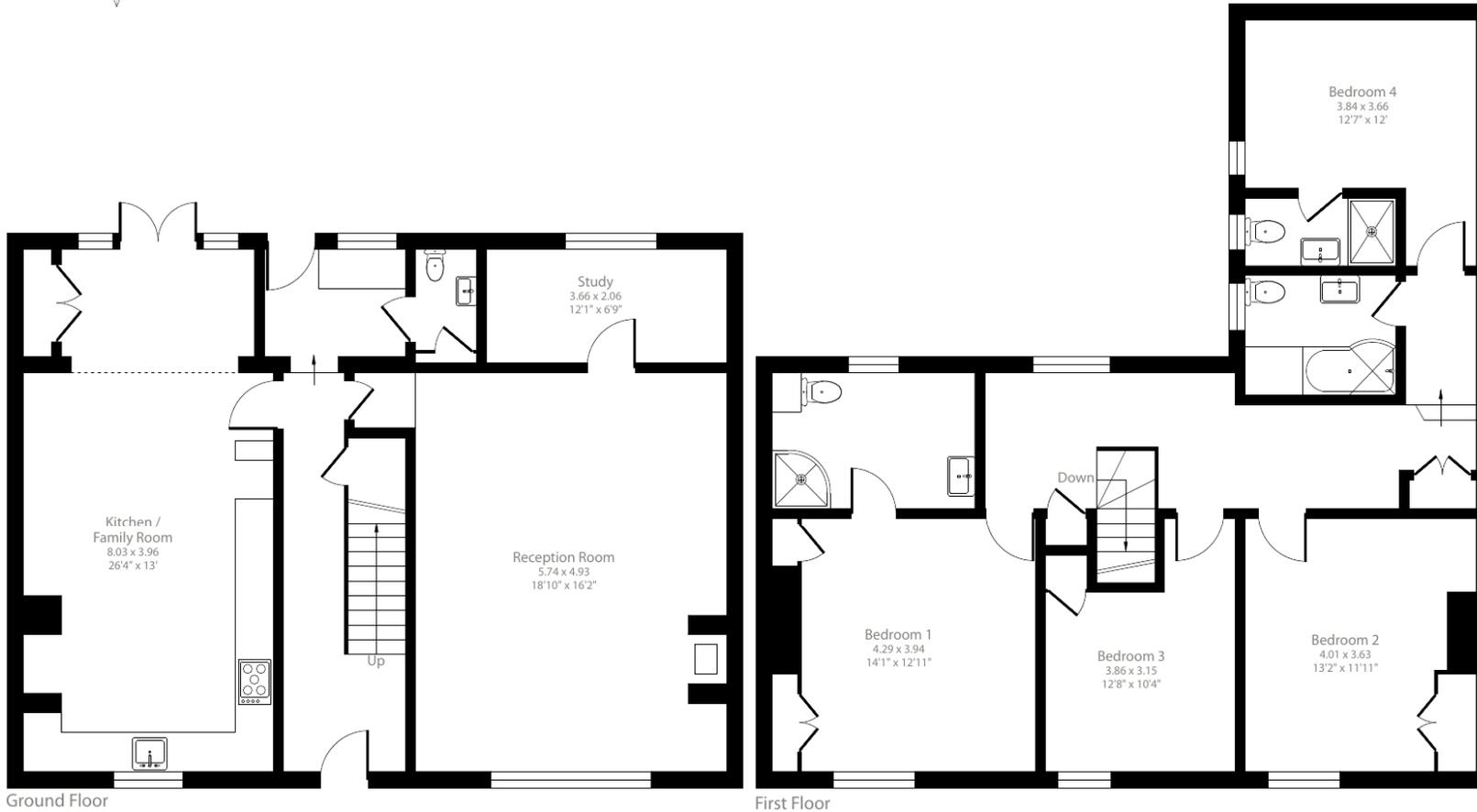


Classification L2 - Business Data

The Square, Aldbourn, Marlborough, SN8

Approximate Area = 1945 sq ft / 180.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1176065

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