



**ALDBOURNE
MARLBOROUGH**

Carter Jonas

WESTFIELD FARM HOUSE, WEST STREET, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2BS

AMENITIES

- 3 bedrooms
- 3 bathrooms
- Character property
- Beautifully presented
- South facing garden
- Driveway parking
- Walking distance to amenities
- Sought-after village

DESCRIPTION

This beautifully presented period home is rich in character and architectural charm, showcased by its handsome brick-and-flint façade, generous proportions and notably tall ceiling heights throughout. Sympathetically maintained, the house blends classic features with a warm, welcoming atmosphere, offering light-filled and versatile accommodation arranged over two floors.

On the ground floor, a gracious reception hall sets the tone, leading through to the principal rooms. The sitting room is an impressive and elegant space, enhanced by high ceilings, large windows and a striking fireplace with wood-burning stove, creating a wonderful focal point and an ideal room for both entertaining and everyday living. Double doors open directly to the rear terrace and garden beyond.

The kitchen/dining room is equally inviting, combining exposed beams, original oak floors, bespoke cabinetry and another wood-burning stove, making it a true heart of the home. There is ample space for a family dining table whilst a useful utility room, spacious cellar and separate store (accessed externally) provide excellent practical spaces.

Upstairs, the first floor continues to impress with its sense of space and light. The principal bedroom is generous in scale, enjoying tall ceilings and complemented by an en-suite bathroom. There are two further well-proportioned bedrooms (one ensuite) and a large family bathroom, each room retaining the character and charm seen throughout the house.

OUTSIDE

Outside, the south-east facing garden is a particular highlight. Thoughtfully planted and well established, it enjoys sun throughout much of the day and provides a tranquil setting with areas of lawn, mature trees and shrubs, and a generous paved terrace ideal for outdoor dining. To the front, there is substantial gravelled parking providing space for numerous vehicles.

AN ATTRACTIVE GRADE II LISTED SEMI-DETACHED HOUSE IDEALLY SITUATED ON THE EDGE OF THE SOUGHT-AFTER VILLAGE OF ALDBOURNE, WITH DRIVEWAY PARKING AND A SOUTH FACING GARDEN.



SITUATION

Aldbourn is one of the most popular villages in Wiltshire – historic, beautiful, and a thriving community. It is well served by a local Post Office and store, primary school, parish church and public houses. Many families are drawn to the village for its outstanding primary school and nearby outstanding secondary school St. John's Academy in Marlborough, as well as leading private schools such as Pinewood, Dauntsey's and Marlborough College.

Set in spectacular rolling countryside, there are many footpaths and trails locally to explore, including The Ridgeway national trail which passes nearby. Just six miles away is the thriving market town of Marlborough, which has a high street packed with boutique shops alongside national retailers such as Waitrose. Swindon 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.

GUIDE PRICE: £700,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

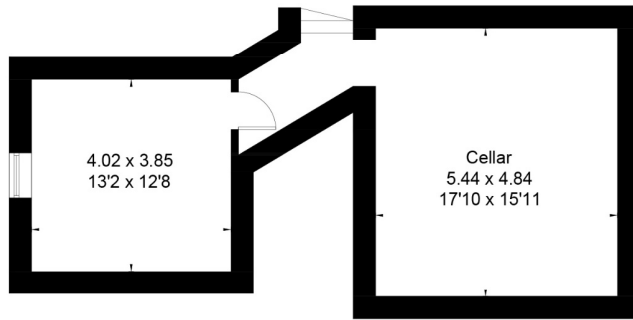


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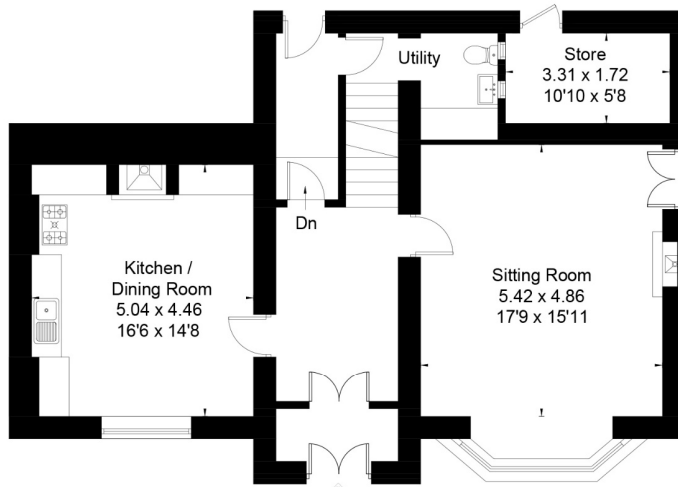
West Street, Aldbourne Marlborough, SN8
 Approximate Area = 2292 sq ft / 212.9 sq m (Including Cellar)
 Store = 64 sq ft / 6 sq m
 Total = 2356 sq ft / 218.9 sq m



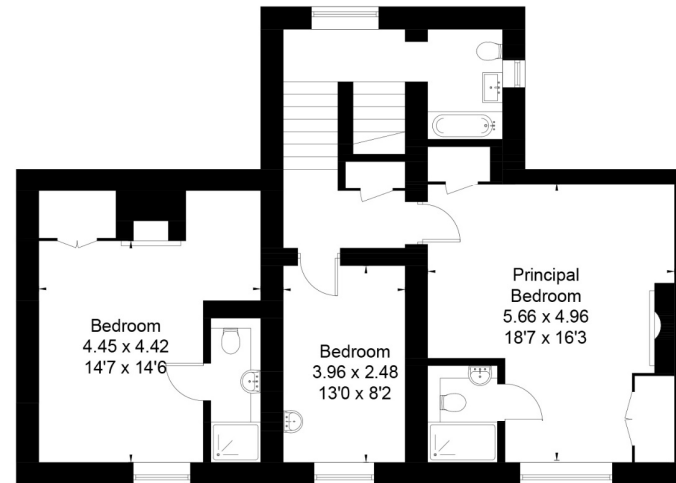
Cellar

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage, gas fired central heating.
- Council tax band: E
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.



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 #106943

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