



**ALDBOURNE  
MARLBOROUGH**

**Carter Jonas**

# WEAVERS COTTAGE, 2 THE BUTTS, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DE

## AMENITIES

- 3 bedrooms
- 2 bathrooms
- Studio/annexe with shower room
- Beautifully presented
- Character property
- Driveway parking
- Walking distance to amenities
- Sought-after village

## DESCRIPTION

Weavers Cottage is an immaculate and characterful period home set in the heart of the village, within walking distance of all village amenities.

The property has a genuinely lovely feel throughout and features a charming farmhouse style kitchen with limestone flooring, all set around the gas-fired Aga, with views out over the south facing garden. A separate study is located next to the kitchen, and this space could be opened up (subject to obtaining the necessary consents) to create a large kitchen/dining room should there be the wish.

The house enjoys a great flow to the space. Off the kitchen is the dining room which benefits from oak flooring, a brick fireplace, and French doors opening onto the garden. This leads in turn through to the sitting room, a cosy yet spacious room featuring a wood burner, exposed beams, and direct access to the rear terrace. A useful downstairs cloakroom completes the downstairs accommodation.

A fabulous, curved staircase, with bespoke handrail, winds up to the first-floor landing. The principal bedroom enjoys great proportions and benefits from a well-appointed shower room. There are two further bedrooms (one double and one single) which are both served by the stylish and modern family bathroom.

## OUTSIDE

Outside, the mature cottage garden is a particular feature, with established borders, hedging, and a variety of seating areas.

The property includes a small "pull-in" driveway and one parking space in front of the garage. The detached garage has been cleverly converted to create a charming annexe with kitchenette and en-suite shower room, currently used as a home office. With Crittall style doors, this room enjoys a light and airy feel throughout and this extra space supports the overall accommodation of Weavers Cottage brilliantly.

**AN ATTRACTIVE GRADE II LISTED DETACHED COTTAGE IDEALLY SITUATED IN A PEACEFUL POCKET OF ALDBOURNE, WITH DRIVEWAY PARKING AND A FABULOUS STUDIO / ANNEXE.**



## 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:** £625,000 (Subject to Contract)

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

Classification L2 - Business Data





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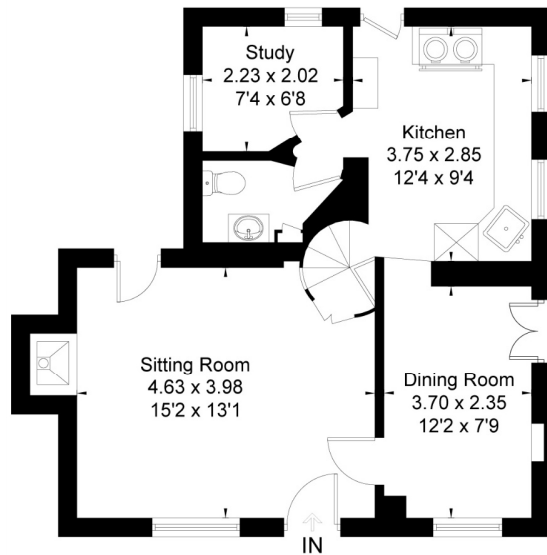
### SERVICES AND MATERIAL INFORMATION

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

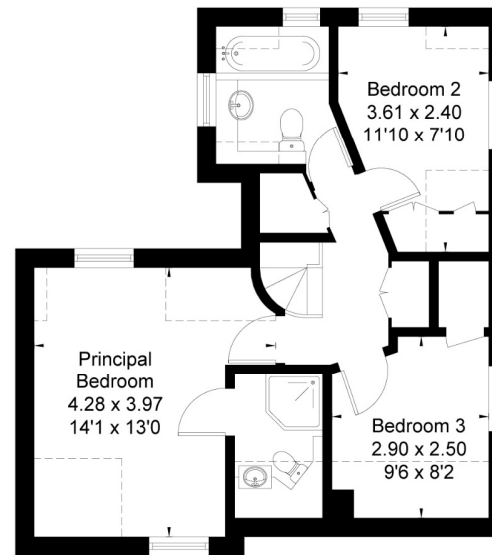
Aldbourn Marlborough, SN8  
Approximate Area = 1108 sq ft / 102.9 sq m  
Studio = 153 sq ft / 14.2 sq m  
Total = 1261 sq ft / 117.1 sq m



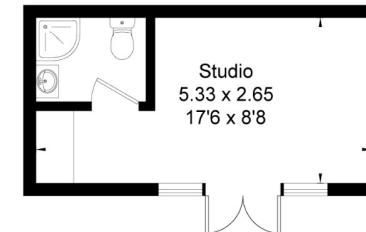
= Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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