



What a Garden! Charming Character Cottage in the Desirable Village of Aldbourne

Guide Price £750,000

Winkworth



CASTLE STREET, ALDBOURNE, SN8 2DA

Full of charm and character this incredible three double bedroom Grade II listed cottage is situated in the heart of the picturesque village of Aldbourne and has the most incredible large garden.

This delightful cottage boasts many original features including exposed beamed ceilings, attractive brick fireplaces and picture windows, and benefits from a large south facing rear garden and wooden outbuilding with potential to convert to home office or studio.

You enter into the entrance hall which leads through to the lounge with exposed beams, multi fuel stove, picture window to the front and doors out to the garden. The lounge leads through to the study with open fire which could potentially be converted into a fourth bedroom, subject to consents) and then through to the dining room and finally through to the kitchen which has been extensively fitted and benefits from a fitted gas range cooker and built-in appliances. There is also a large garden room at the rear with utility area.

On the first floor you will find three double bedrooms and the family bathroom. The beautiful master bedroom has vaulted ceiling and exposed beams with a good size dressing room and an en-suite.



The attractive and secluded south facing rear garden is set in approximately half an acre, with an abundance of shrubs, trees, bushes, and flowers. In the middle of the garden is thatched bothy which provides not only charm to the garden but a sheltered place to sit and enjoy the garden. The garden then goes on behind the bothy right down to the garage and furthermore to the workshop. There are two ponds provided with water directly from the well bringing the wildlife to the garden. The garden really is a peaceful haven that is unusually large for a house in the heart of Aldbourne.

There is a private lane at the rear of the property which leads down to the detached double garage and parking for 2/3 cars. there are also double gates which open out to the land surrounding the workshop which could provide more parking.

Within a stone's throw of the local shops, post office and pubs, this home is perfectly situated for village life.

services: mains gas, electricity, water and drainage.

Council tax band: F
EPC: exempt

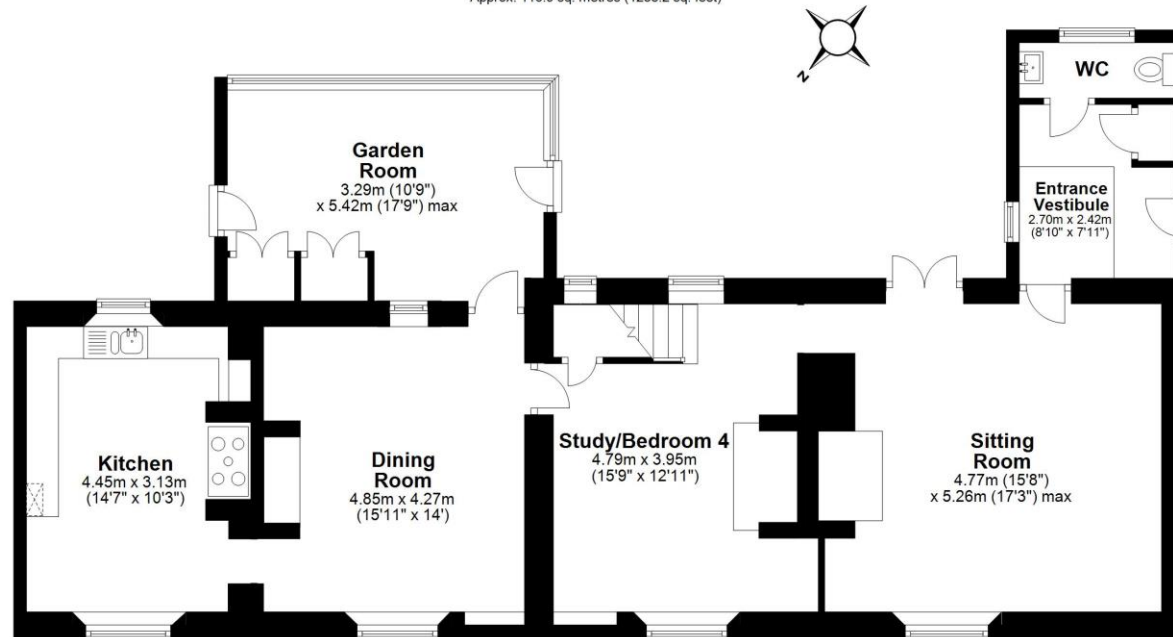
LOCATION

Set in an Area of Outstanding Natural Beauty, Aldbourne is a popular Wiltshire village with a vibrant community. It has two pubs, post office, cafe, shop, Ofsted rated 'outstanding' primary school, church and lots of clubs and societies from ballet to brass bands. It is located just outside the historical market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a cafe culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant, only two of the national names. Aldbourne offers excellent communication links with junction 15 of the M4 within easy driving distance, as is Hungerford train station (London Paddington 65 mins).



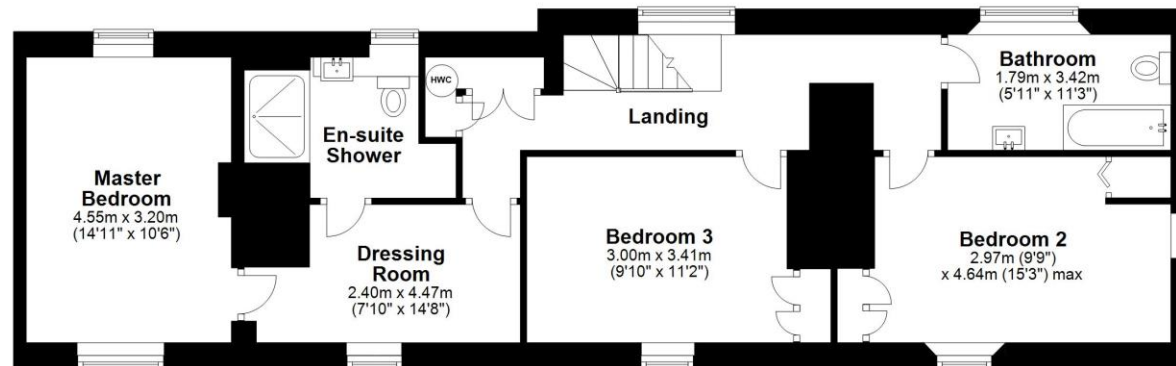
Ground Floor

Approx. 116.9 sq. metres (1258.2 sq. feet)



First Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



Total area: approx. 208.0 sq. metres (2238.4 sq. feet)

Marlborough | 01672 552777 | marlborough@winkworth.co.uk

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