



3 Bedroom Cottage £685,000

The Green, Aldbourn, Marlborough, SN8 2EN

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## 3 Bedroom Cottage

Aldbourne, Marlborough,

- Sought after Village location
- Garage
- Deceptively Spacious

This Grade II listed attached 17th century cottage is situated in the desirable village of Aldbourne overlooking The Green with a delightful view of the church and public house - a notable feature of the area. This property is full of character and boasts many original features including exposed beams and brick fireplaces. The enclosed rear garden is south facing with trees and mature shrubs. The house briefly comprises an entrance porch leading to the living room room with access to an inner hallway, dining room and Amdega conservatory which in turn leads to the kitchen. From the inner hallway stairs rise to the first floor with two double bedrooms one with a ensuite toilet, family bathroom and study, further stairs rise to the gallery room and roof space.



### LIVING ROOM

3.06 x 3.47 Working Fireplace, exposed beams and window overlooks The Green

### DINING ROOM

3.75 x 5.01 Beautiful brick fireplace, currently not in use. Exposed beams and window overlooking the south facing garden

### CONSERVATORY

2.31 x 3.32 Amdega wooden conservatory which can be used all year round with a beautiful, tiled floor. Door to kitchen

### KITCHEN

4.37 x 3.46 A good sized kitchen with under counter cupboards plus additional storage Access to rear garden Exposed beams and door to garage (currently sealed)



**MASTER BEDROOM**

4.20 x 3.07 Ensuite toilet with wash hand basin Exposed beams window overlooks the rear garden

**BEDROOM 2**

3.02 x 2.73 Double room with exposed beams window overlooks The Green

**STUDY**

2.74 x 2.73 with staircase to attic room

**BATHROOM**

Family bathroom with bath, lavatory, and wash hand basin

**ATTIC ROOM**

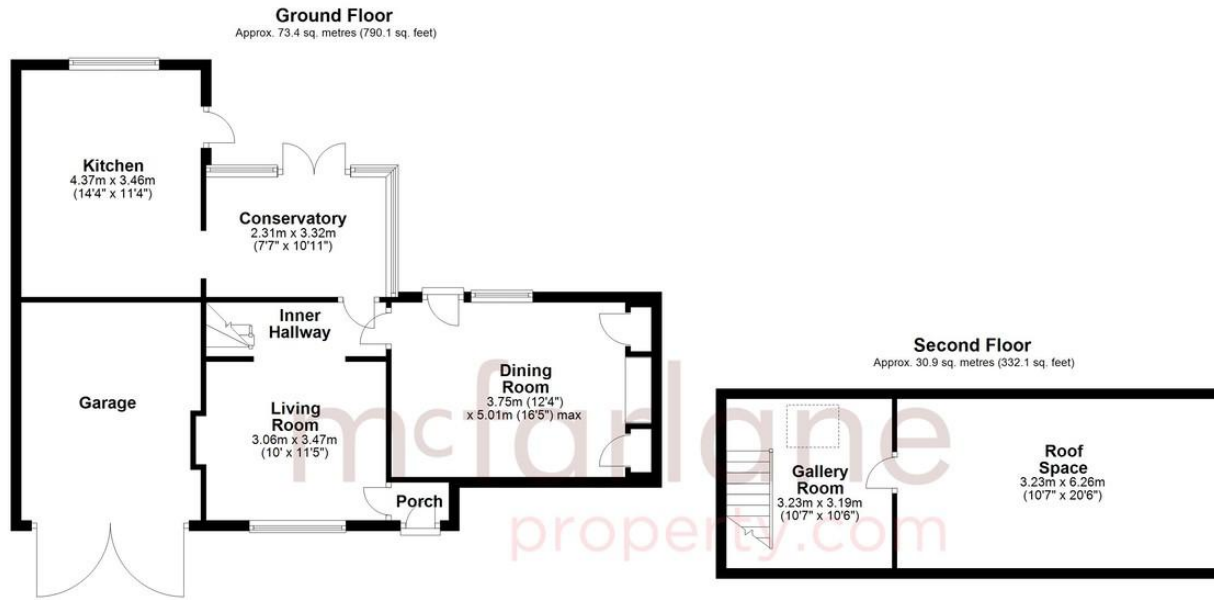
3.23 x 6.26 Room for double bed  
Exposed beams  
Exposed brick chimney breast  
Velux window



## ALDBOURNE

**Aldboune is an attractive and popular village in North Wiltshire with a thriving community. Many families are drawn here for its outstanding primary school and nearby secondary school St Johns Academy in Marlborough, as well as private schools including Marlborough College. There is a Co-op supermarket a village delicatessen with post office and busy café. Two pubs and a library. Aldboune is part of the North Wessex Downs AONB and is ideal for walking and riding. Excellent transport links to M4 J15 approx. 8 miles away and mainline railway station at Swindon for Paddington (1 hour).**





Total area: approx. 146.4 sq. metres (1575.6 sq. feet)

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**If you would like to view this property then please get in touch.**

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