



28 Cook Road, Aldbourne
In Excess of £550,000

Waymark

28 Cook Road

Aldbourne, Marlborough

A fantastic opportunity to acquire this beautifully presented three-bedroom detached family home, tucked away at the end of a quiet no-through road in the highly sought-after village of Aldbourne, Wiltshire. Enjoying a wonderful outlook over open countryside, the property offers far-reaching rural views while remaining within easy walking distance of the village amenities, including the local shop, primary school and a choice of popular public houses.

The home is light, spacious and thoughtfully arranged throughout, having been recently redecorated and upgraded by the current owners. The well-proportioned accommodation comprises an inviting entrance hall, cloakroom, utility room, rear porch/boot room, a well-appointed kitchen, and a comfortable sitting room featuring a wood-burning stove. To the rear, an impressive open-plan dining and garden room provides an excellent space for family life and entertaining, taking full advantage of the garden and countryside views. On the first floor are three generous bedrooms and two bathrooms, including a master bedroom with large fitted wardrobes and a modern en-suite shower room.

Externally, the property benefits from driveway parking for two vehicles leading to a garage, currently utilised as a gym. Subject to the necessary planning permissions, the garage offers potential for conversion or development with additional accommodation above. The private and mature rear garden is predominantly laid to lawn and complemented by a large paved patio area, ideal for outdoor dining and entertaining while enjoying the peaceful outlook across the neighbouring countryside.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Heating is provided by gas-fired central heating, complemented by upvc double glazing throughout.

- Detached Family Home
- Three Spacious and Light Bedrooms
- Views Over Open Countryside
- Sitting Room With Wood Burner
- Open Plan Dining/Garden Room With Attractive Outlook
- Master Bedroom With Both Large Fitted Wardrobes And En-Suite Shower Room
- Utility And Downstairs W/C
- Driveway And Garage
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Aldbourne, Marlborough

Aldbourne is a highly regarded and quintessential English village set within the rolling countryside of north Wiltshire, on the edge of the Marlborough Downs Area of Outstanding Natural Beauty. Rich in history and character, the village is renowned for its traditional chalk stream, attractive period architecture and strong sense of community. Local amenities include a well-regarded primary school, village shop, post office, café and a couple of popular public houses, all contributing to its vibrant yet unspoilt atmosphere. Aldbourne offers excellent access to walking and riding across the surrounding countryside, while nearby Marlborough provides a wider range of shops, restaurants and leisure facilities. The village is well positioned for commuters, with convenient road links to the M4 and mainline rail services from Swindon, Hungerford and Pewsey offering direct connections to London. Combining rural charm with practical day-to-day amenities, Aldbourne is widely considered one of Wiltshire's most desirable village locations.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

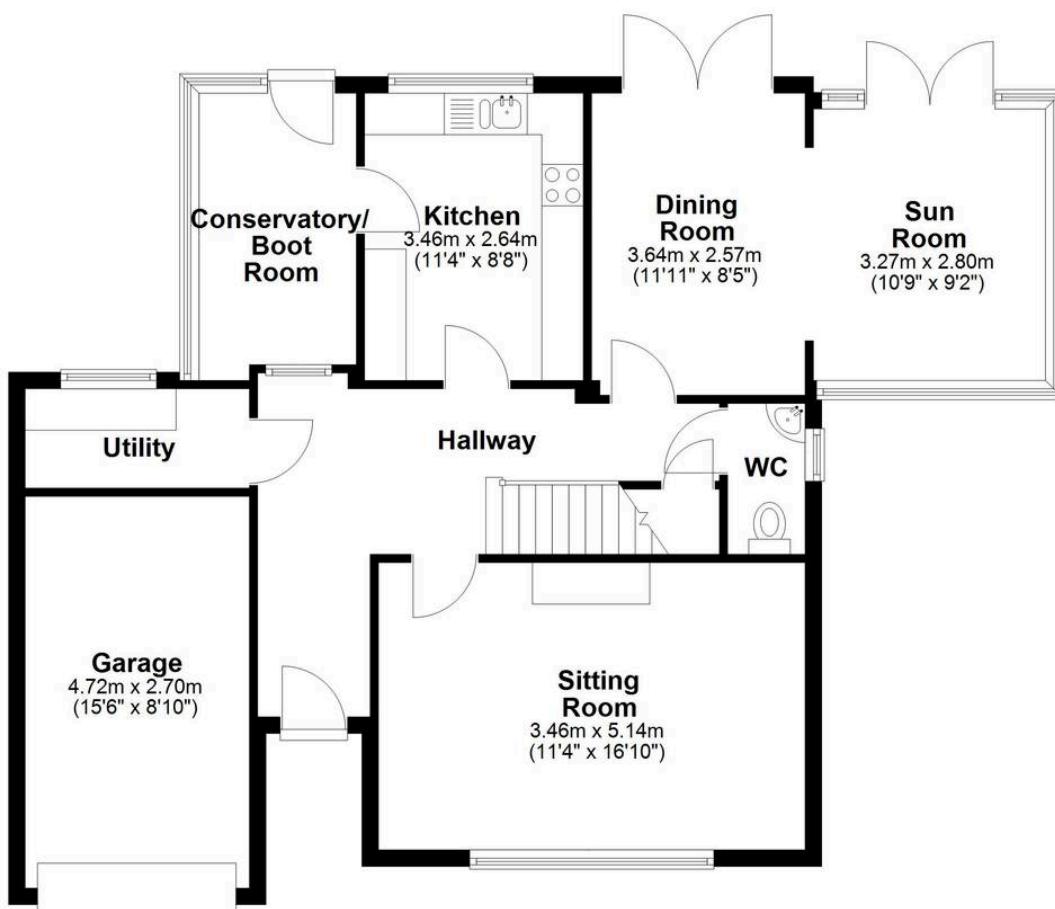






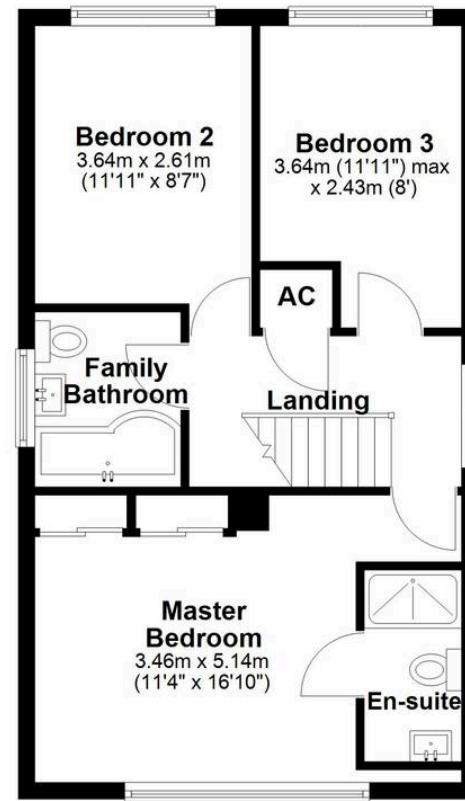
Ground Floor

Approx. 86.4 sq. metres (929.8 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.