



18 Kandahar

Aldbourn, Wiltshire, SN8 2EE

marc allen

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Aldbourn, Wiltshire, SN8 2EE

£375,000

A spacious semi-detached house situated in an established residential road within the village of Aldbourn.

Description

Designed to take advantage of the fabulous views and garden, the accommodation includes three well balanced bedrooms on the ground floor, together with a useful cloakroom and direct access to the garage. On the first floor there is a generous landing and a sitting room with a woodburning stove and far reaching views. The kitchen has a range of Shaker style units, space for a table and access out to the garden. Outside there is a garage with a driveway for off road parking. The rear garden has been extensively landscaped to create usable seating areas with fabulous views across rooftops to farmland and distant fields.

Aldbourn

Aldbourn is a pretty village on the south of the Lambourn Downs in an Area of Outstanding Natural Beauty. There are village stores, public houses, a church and a primary school. Aldbourn is approx 7 miles from Hungerford and Swindon. The M4 motorway can be joined at junctions 14 or 15 and there is a rail service from Hungerford to Newbury, Reading and London (Paddington).

Directions

From our office turn right down the High Street, left at The Bear Hotel then turn right signposted Swindon. Continue for approx. 7 miles to Aldbourn. On reaching the village, bear right just before the pond into Oxford Street then take the

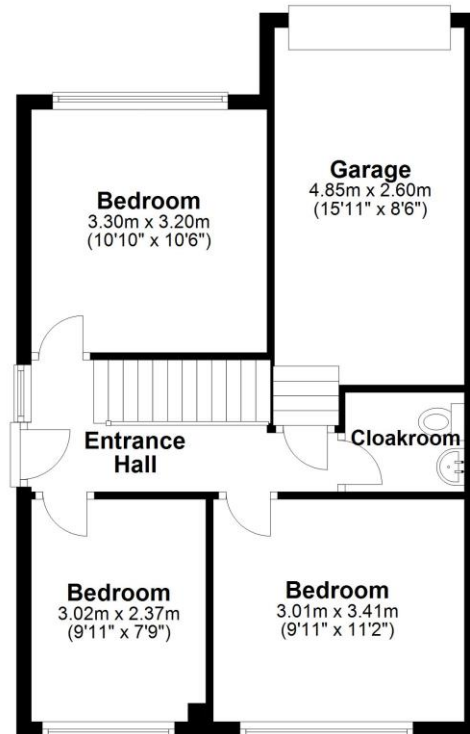
first left turn into Lottage Road. Kandahar is the second turning on the right and No.18 is along on the right hand side.

- Covered Porch
- Entrance Hall
- Cloakroom
- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Garage
- Driveway
- Gardens



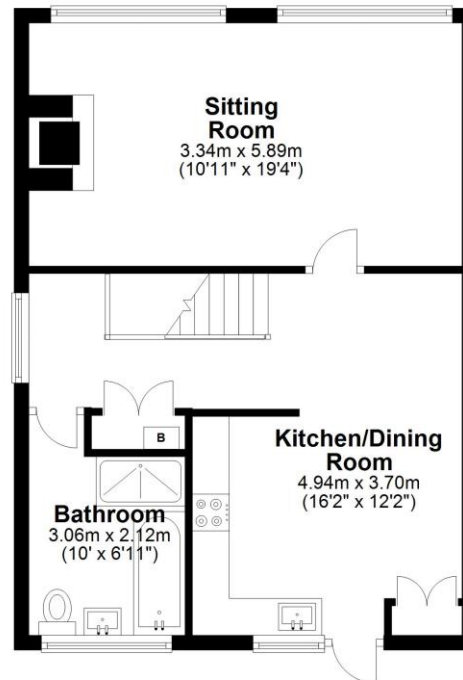
Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 101.7 sq. metres (1094.2 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Covered Porch

Door to:-

Entrance Hall

Stairs to first floor. Understairs cupboard. Door to garage.

Cloakroom

W.C. and wash hand basin with a cupboard below. Extractor fan.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Staircase gives access to a galleried landing

Two radiators. Built-in cupboard with wall mounted gas fired boiler for domestic hot water and central heating.

Kitchen/Dining Room

Fitted with a range of Shaker style wall and base units with solid wood work surfaces and matching upstand. Sink with a mixer tap. Built-in gas hob, electric oven and extractor. Integrated frost-free fridge/freezer. Integrated dishwasher. Space for a table. Door to garden.

Sitting Room

Fireplace with a woodburning stove. Radiator. Views across rooftops to distant fields.

Bathroom

A contemporary suite comprising panelled bath With a side tap, wash hand basin and w.c. Separate shower cubicle with a 'deluge' head and hand held spray. Radiator. Tiled surrounds. Extractor fan.

Garage

With a metal up and over door. Light and power. Plumbing for automatic washing machine. Appliance space. Overhead storage.

At the front of the property is

An area of grass with low storage sheds, inset paving and a driveway to the garage. Outside tap. A pathway leads to the side and in turn the rear lower terrace.

At the rear of the property is

A timber walkway from the kitchen leads to a landscaped terraced garden with timber edged steps and borders. The garden is laid to grass with a paved terrace and further steps to the upper deck which enjoys fabulous views over the village to farmland and distant hills.

Services

All mains connected. Appliances, where fitted, have not been fitted nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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