



11 Oxford Street
Aldbourn, Wiltshire, SN8 2DQ

marc allen

www.marcallen.co.uk



11 Oxford Street

Aldbourne, Wiltshire, SN8 2DQ

£725,000

A substantial semi-detached character property with a good sized garden and a self-contained annexe, situated in the favoured village of Aldbourne.

Description

The accommodation includes two separate reception rooms and a fabulous cottage style kitchen with ample space for a table and doors to the garden. There is also a useful utility room and ground floor cloakroom. On the first floor there are four bedrooms, a spacious bathroom and en suite shower room to one of the bedrooms. There is also a detached annexe with a kitchen, bathroom, sitting room and bedroom. Outside there is a good sized terraced garden with borders, decking, seating areas and grass, together with detached studio and driveway parking.

Aldbourne

Aldbourne 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. Aldbourne 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 and turn left at the Bear Hotel. Take the next right onto the B4192. On reaching Aldbourne turn right at the pond into Oxford Street and No 11 will be found along on the left hand side.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Four Bedrooms
- Bathroom
- Garden
- Annexe

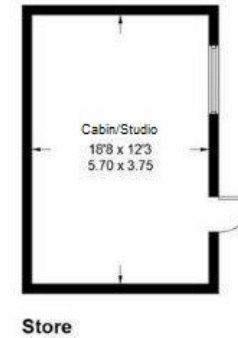
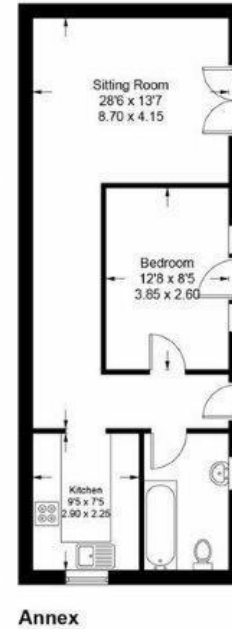
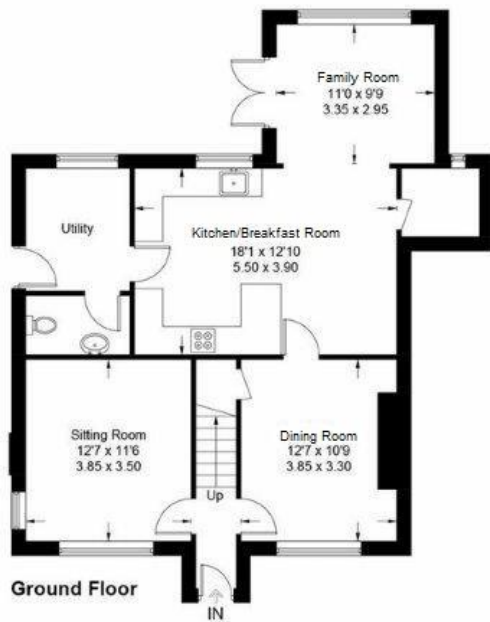


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Approximate Gross Internal Area = 136.0 sq m / 1,454 sq ft

Annexe = 46.0 sq m / 499 sq ft (Excluding Studio)

Total = 182.0 sq m / 1,953 sq ft



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

Front door to:

Entrance Hall

Stairs to first floor.

Sitting Room

Open fireplace with a brick surround and beam over. Oak effect flooring. Radiator.

Dining Room

Oak effect flooring. Built in cupboard.

Kitchen

Fitted with a range of oak effect wall and base units with drawers, solid wood worksurfaces over and tiled surrounds. Belfast style sink and mixer tap. Space for a range cooker with an extractor over. Tiled floor. Radiator. Larder cupboard. Opening to garden room with wood effect flooring. Doors to garden.

Utility

Plumbing for automatic washing machine. Appliance space. Tiled floor. Sliding door to slide.

Cloakroom

With a w.c. and wash hand basin. Tiled floor. Radiator.

Stairs give access to landing

Access to loft space.

Bedroom 1

Radiator. Built in cupboard.

Bedroom 2

Radiator. Built in cupboard.

Bedroom 3

Radiator.

Bedroom 4

Radiator.

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Ensuite shower room

With a shower enclosure, wash hand basin and w.c. Tiled floor and surrounds. Chrome finish heated towel rail.

Bathroom

A traditional suite comprising roll top bath with shower over, wash hand basin and w.c. Tiled floor and surrounds. Heated towel rail.

At the front of the property is

There is a double width driveway and a gate to the rear.

At the rear of the property is

There is a large raised deck area with steps to the garden which has raised timber edged planters and a lower level laid to grass with a cabin, chicken run and pleasant backdrop.

Annexe

Entrance Hall

Lower Hall

Electric heater.

Sitting Room

Electric panel heater. Doors to garden.

Bedroom

Door to garden.

Bathroom

A white suite comprising. Panel bath with telephone taps. Wash hand basin and w.c. Heated towel rail.

Kitchen

Fitted with a range of shaker style wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with mixer tap. Electric cooker point. Plumbing for automatic washing machine.

Services

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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	63 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.