



11 Lottage Road
Aldbourn, Wiltshire, SN8 2DL





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Guide £460,000

An attractive Grade II listed cottage that has been considerably improved by the current owners to create a very comfortable and tasteful home.

Description

The accommodation includes a sitting room with an inglenook fireplace and exposed beams, a generous inner hall with brick flooring, fitted shelving and stairs to the first floor. The kitchen/dining/family room is a particular feature with a range of traditional wooden units, a combination of wood and quartz worktops, stone flooring and an Everhot range cooker. There is ample space for a table, with a fitted bench seat, good natural light from a roof lantern and a stable door to the garden. There is also a possible third bedroom/study if required. The bathroom has a contemporary finish and includes a shower. On the first floor there are two bedrooms, both of which have exposed wall beams. Outside there is a paved courtyard garden, fully enclosed with double gates to the side. A viewing is strongly advised to fully appreciate the character throughout this lovely cottage.

Directions

From our office turn right down the High Street, left at The Bear Hotel and take the first right signposted Swindon. Continue for approx. 7 miles to Aldbourn. On reaching the village, turn right before the pond into Oxford Street and then bear left into Lottage Road. No.11 will be found along on the left hand side.

- Sitting Room
- Inner Hall
- Kitchen/Dining/Family Room
- Bedroom 3/Study
- Bathroom
- Two Bedrooms
- Courtyard Garden



Aldbourn

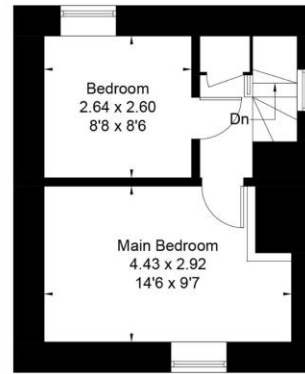
Aldbourn is a pretty village on the south of the Lambourn Downs in an Area of Outstanding Natural Beauty. There are village stores, public houses, a church and a primary school. Aldbourn is approx 7 miles from Hungerford and Swindon. The M4 motorway can be joined at junctions 14 or 15 and there is a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



Approximate Area = 87.2 sq m / 939 sq ft



Ground Floor



First Floor



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

Door to:-

Sitting Room

Inglenook fireplace (not open) with a bread oven, tiled hearth and beam over. Oak herringbone flooring. Exposed beam. Built-in cupboard. Radiator. Three wall light points.

Inner Hall

With brick flooring, fitted shelving and cupboards. Traditional style Radiator. Two wall light points. Stairs to first floor.

Kitchen/Dining/Family Room

Fitted with a tasteful two-tone range of 'Parlour Farm' wall and base units with drawers, solid wood worktops together with quartz worktops and splashbacks. Everhot electric range cooker and a separate ceramic hob. Plumbing and space for an American style fridge/freezer. Belfast style sink and mixer tap. Plumbing for automatic washing machine with concealed appliance space. Cupboard housing gas fired boiler for domestic hot water and central heating. Exposed beams and stone floor. Fitted bench seat. Traditional style radiator. Stable door to garden.

Bedroom 3/Study

Vaulted ceiling with exposed timbers. Traditional style radiator.

Bathroom

A contemporary white suite comprising panelled bath with a deluge shower head over, hand held spray and screen. 'Bowl' wash hand basin with a drawer below and w.c. Shelving and inset storage. Heated towel rail. Exposed beams.

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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.

Bedroom 1

Exposed wall beams. Radiator. Two wall light points. TV aerial point.

Bedroom 2

Exposed wall beam. Radiator. Wall light point.

Outside

There is a paved courtyard garden with raised timber planters and double gates to the side. Outside light, power and tap. Garden shed (with neighbour access through in case of emergency).

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

