



15 West Street, Aldbourne

Guide Price **£570,000**

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15 West Street

Aldbourne, Marlborough

Nestled on West Street, just a short stroll from all the village amenities, this delightful three-bedroom cottage is bursting with character and features a pretty Mediterranean-style courtyard garden.

Stepping through the front door, you'll find a front room currently used as a study, a space rich in history as it was once a Framers' shop—evident from the large window. This room features a charming fireplace, a downstairs WC, and ample storage.

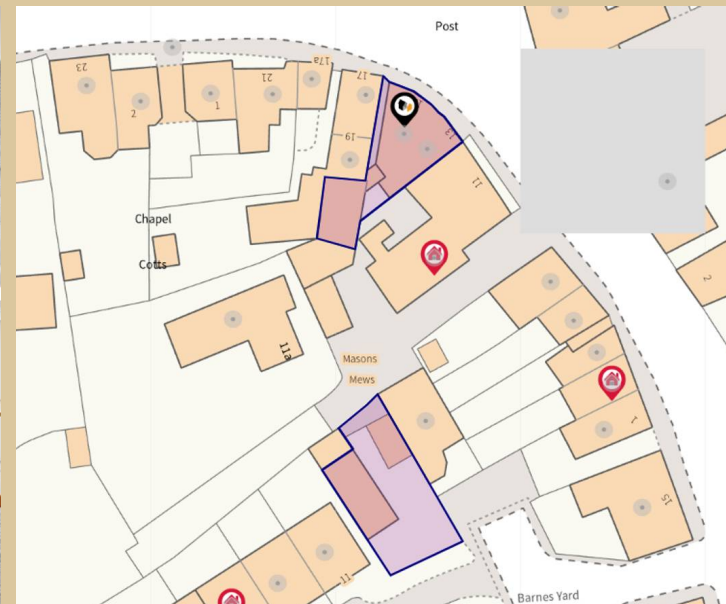
The adjoining kitchen is a bright and inviting space, complete with an AGA, plentiful storage, and natural light from dual-aspect windows and a skylight. Leading through to the dining area, you'll find high ceilings with exposed oak beams and a large window overlooking a picturesque courtyard. Beyond the dining room, the cosy sitting room showcases a beautiful brick fireplace and a window with secondary glazing, enhancing both charm and warmth.

Upstairs, there are two well-proportioned double bedrooms and a single bedroom, all offering charming views of St Michael's Church. The entire floor retains a classic cottage feel, with wooden doors, secondary double glazed windows, and soft carpeting throughout. A well-appointed family bathroom with a shower over the bath, WC, and basin, along with a separate additional WC, completes this floor.

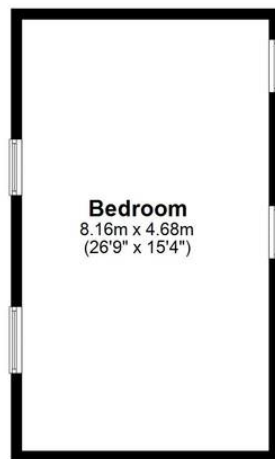


Adjoining the main house and set across the courtyard, 'The Bakehouse' was historically a Framer's workshop and now presents a versatile opportunity. The ground floor features a secure workshop with water connection and power, a separate bathroom, and useful sink and cupboard space. An internal staircase leads to a spacious, high-vaulted timber-framed room with Velux windows, flooding the space with natural light. This characterful outbuilding offers fantastic potential for use as a home office, studio, ancillary accommodation, or even an Airbnb rental (subject to any necessary permissions). Across Mason Mews, with shared access, lies an additional plot offering a wealth of possibilities. This area includes a large shed, two characterful workshop barns dating back to 1850, a greenhouse, a patio area, a raised vegetable plot, and a pond. There is also ample space for parking, with the potential for future development, subject to the necessary planning permissions.

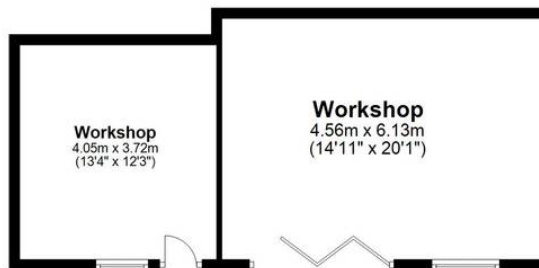
- Desirable Village Location
- No Onward Chain
- Roof recently replaced
- Large Garage with Two Workshops
- Three Bedrooms
- Character Property



Annex first floor
Approx. 38.1 sq. metres (410.6 sq. feet)

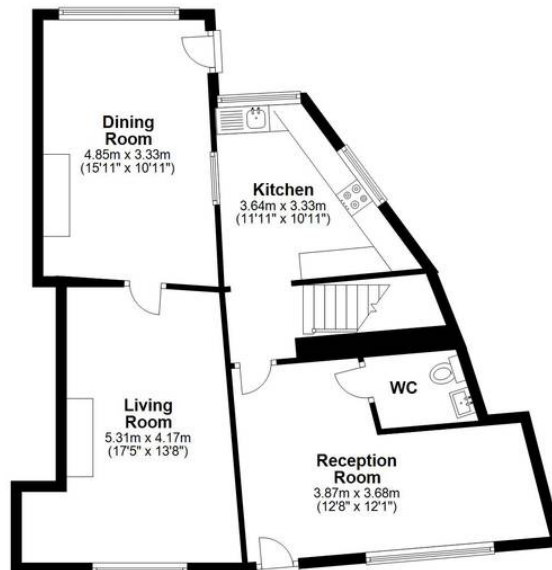
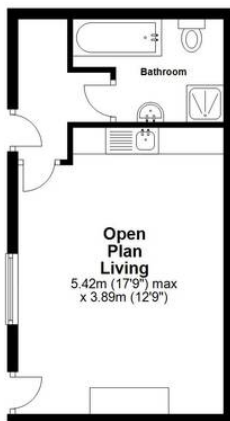


Outbuilding
Approx. 43.4 sq. metres (467.1 sq. feet)

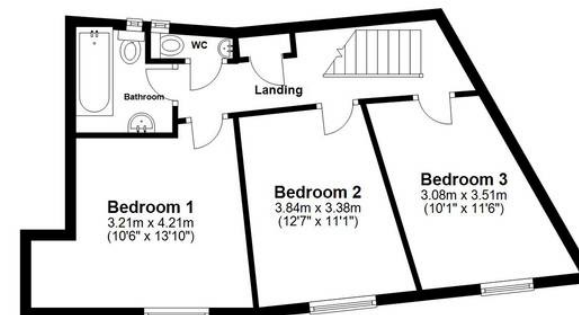


Ground Floor
Approx. 68.3 sq. metres (735.3 sq. feet)

Annex ground floor
Approx. 29.0 sq. metres (312.6 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 221.9 sq. metres (2389.0 sq. feet)

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