

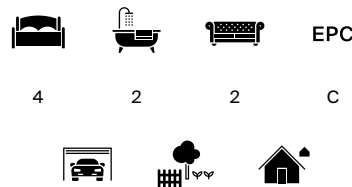


WINDLEY RIDGE

Aldbourn, Wiltshire

A FASCINATING PROPERTY WITH GREAT POTENTIAL SITUATED ON THE EDGE OF A POPULAR VILLAGE

Windley Ridge has light, flexible space and a great range of outbuildings and sits within about 0.81 acres.



Local Authority: Wiltshire Council

Council Tax Band: F

Tenure: Freehold

Services: Mains water and electricity. Private drainage and gas heating. Water softener.

Postcode: SN8 2JZ

What3words: ///adapt.cares.seashell

SITUATION

Windley Ridge is located on the northern edge of Aldbourne, a pretty Wiltshire village surrounded by rolling chalk hills. It has excellent facilities including a primary school, church, village hall, post office, café, Co-op supermarket and two pubs. There are many clubs and groups within the community.

The attractive market towns of Marlborough and Hungerford provide more extensive recreational and shopping facilities with Marlborough having a Waitrose. The M4 provides easy access to London and the West Country, while trains from Swindon to London Paddington take about 47 minutes.

In addition to the village primary school, there are many well-regarded schools in the area including St John's, Pinewood, Dauntseys and Marlborough College.

Distances: M4 (Junction 14) 10 miles, Marlborough 9.5 miles, Hungerford 9 miles (London Paddington from 48 minutes), Swindon 9 miles (London Paddington from 47 minutes), Newbury 22 miles (All distances and times are approximate).



THE PROPERTY

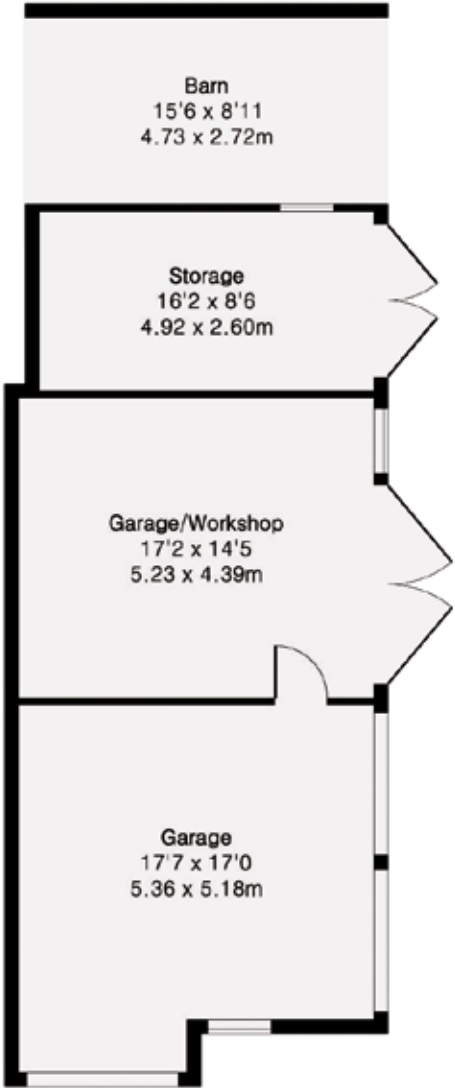
Windley Ridge is a timber framed building with versatile and light accommodation including a west facing kitchen with pantry. There are two reception rooms, 3 bedrooms plus bedroom 4/study, a bathroom and shower room.

The bungalow sits centrally within its grounds and enjoys wonderful views to the east and west. There is a good range of outbuildings including a barn, mower store, workshop and double garage.

Subject to planning, it may be possible to replace the building with a new dwelling. There are two adjacent paddocks of about 3.78 acres which may be available by separate negotiation.

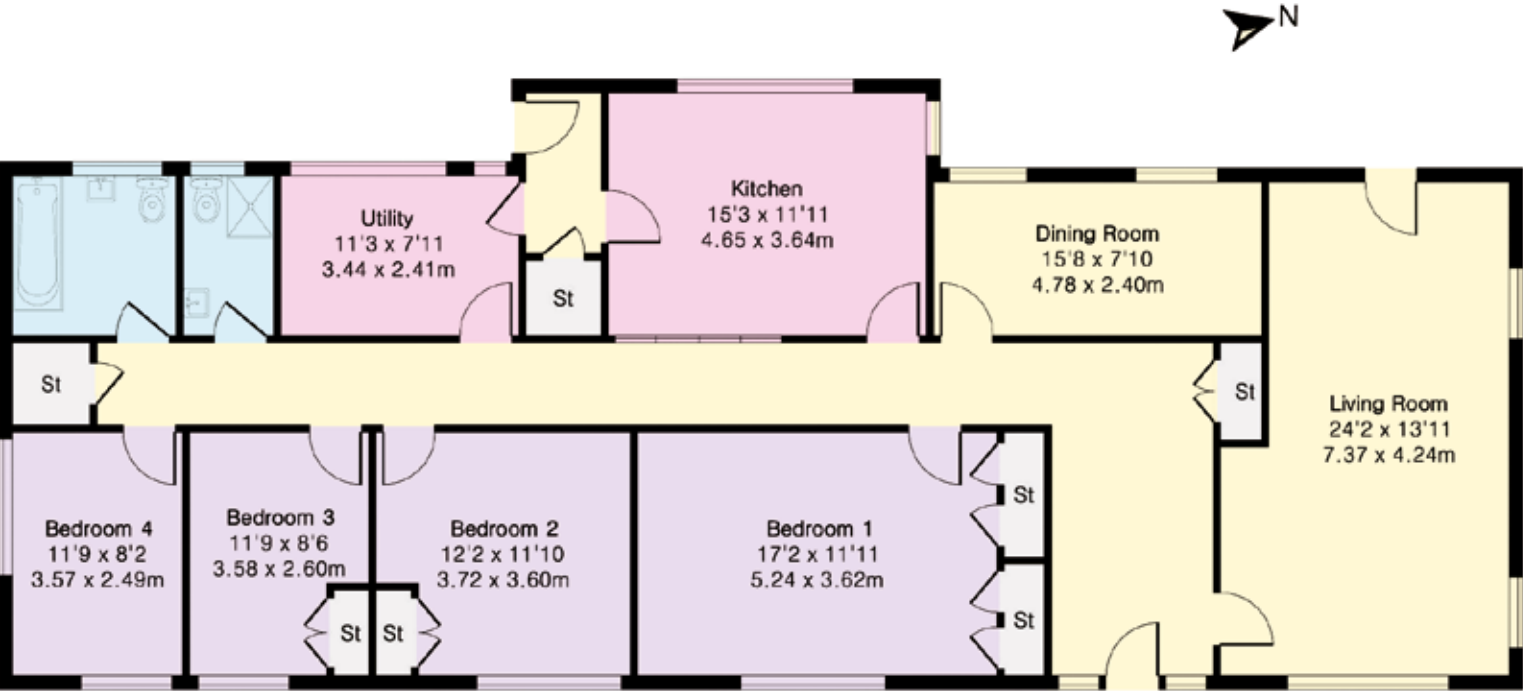
VIEWING

Viewing by prior appointment only with the Agent.



Garage

Approximate Gross Internal Area
Ground Floor Area 1721 sq ft - 160 sq m
Garage Area 792 sq ft - 73 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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