



1 THE GREEN, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

1 THE GREEN, ALDBOURNE, WILTSHIRE, SN8 2DQ

Hungerford approximately 7 Miles. Marlborough approximately 8 miles. Swindon 9 miles.
Rail links: Hungerford to London Paddington in about 1 hour. Swindon to London Paddington from 49 minutes.

**A characterful Grade II Listed house offering spacious accommodation in a lovely position near the centre of this sought after village.
The property is well laid out for modern living with a generous kitchen/breakfast room, useful attic/hobbies room and a garage.**

* Excellent village location * Living room with tiled floor * Kitchen/dining room *
* 2 Bedrooms * Family bathroom * Attic room * Courtyard to rear * Garage * Village views * Parking on street *



ALDBOURNE

The thriving and friendly village of Aldbourne has excellent facilities including a post office/cafe, a well-stocked co-operative store, a village library, tennis court, St Michael's Primary School, large village church, two public houses and a takeaway. Numerous activities and clubs exist within the village, including a heritage centre, tennis club, drama group, Youth Council, Community Junction and a nationally-renowned brass band, to name a few.

The larger towns of Hungerford, with its rail link to Reading and London is approximately 7 miles away while the market town of Marlborough is approximately 8 miles south west where a wide range of shops and amenities can be found. The village is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4 junction 15 is also within easy striking distance.



The Property

1 The Green is a Grade II Listed attached house. The property offers character accommodation typical of the Georgian period, with high ceilings and large windows on the ground floor. The house has formerly been a village shop and before being converted it was lastly Raffles restaurant and is still fondly remembered as such by many locals. The property was converted in approximately 2005 and retains character features throughout while benefitting from a modern kitchen and bathroom and a tiled floor with underfloor heating throughout the ground floor. The sitting room is lovely and spacious feeling with light flooding in though the large front windows. Glazed double doors open in to the kitchen/breakfast room, which has plenty of space for a table and a door to the courtyard.

Stairs from the sitting room lead up to the first floor landing. The first floor offers two double bedrooms which share a large bathroom accessed off the landing. The bedroom to the front of the house has a large walk in cupboard, within which a ladder gives access to the loft room, of a good size with a conservation type roof light this could make an excellent hobbies room or offer further potential for accommodation subject to consents.

Outside

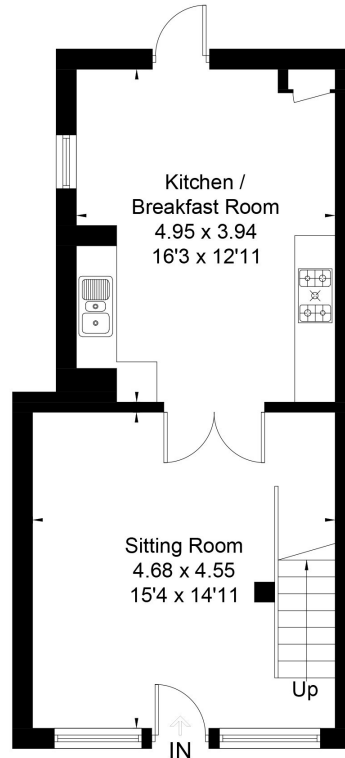
A glazed door from the kitchen leads out on to the shared west facing courtyard. Owned by 1 The Green, but over which access is given to the neighbouring cottage. On the far side of the courtyard there is a single garage with lighting and power. The garage is held on a long leasehold with approximately 53 years remaining.

Services

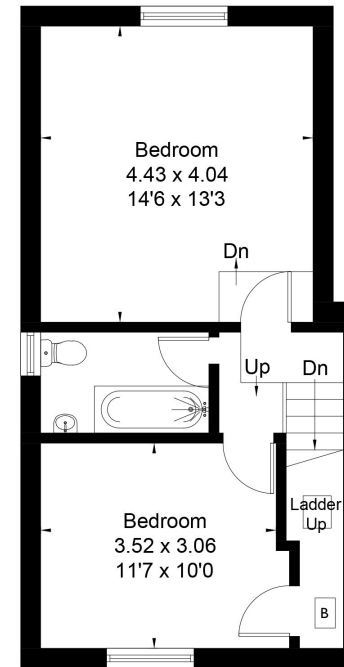
All mains services connected. Council Tax: Band D.



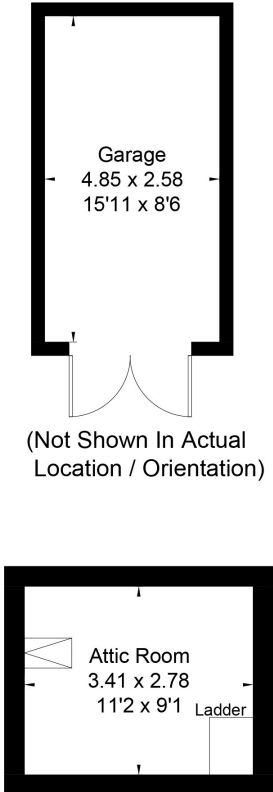
Approximate Area = 90 sq m / 969 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 102.6 sq m / 1105 sq ft



Ground Floor



First Floor



Second Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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