



4 VALLEY VIEW, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

4 VALLEY VIEW, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2AQ

Hungerford approximately 7 Miles. Marlborough approximately 10 miles Rail links: Hungerford to London Paddington in about 1 hour.

A tastefully presented modern end terrace property built by Infinity Homes and specifically designed to allow the maximum natural light. The property has been improved by extending the living area to take advantage of wonderful far reaching views across the village and has been well finished with oak veneer doors with a cherry inlay and Bosch appliances. In all this is a lovely contemporary home in a highly sought after and well served village.

*** Village location * Entrance hall * Cloakroom * Well appointed kitchen/breakfast room * Open plan sitting/dining room with picture windows *
* 3 Bedrooms * Family bathroom * Enclosed garden * Parking space ***



ALDBOURNE

The thriving and friendly village of Aldbourne (the locals are known as 'Dabchicks') has excellent facilities - a post office/cafe, a well-stocked co-operative store, a village library, tennis club, St Michael's Primary School, large village church, two public houses, and a takeaway restaurant. Numerous activities exist within the village, including a heritage centre to chart its interesting history, and Aldbourne has a nationally-renowned brass band.

The larger towns of Hungerford, with its rail link to Reading, London and the west is approx 7 miles away, and the market town of Marlborough lies approx 8 miles south west where a wide range of shops and amenities can be found. Aldbourne is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4 J15 is within easy striking distance.



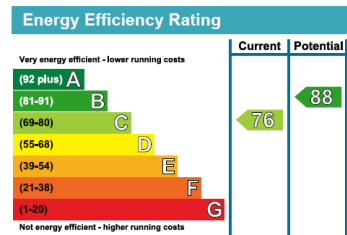
THE PROPERTY

From the entrance hall there is a cloakroom and the kitchen with matching white wall and base units and granite style work tops. Integrated appliances include: Bosch dishwasher, Bosch five ring gas hob and electric oven and grill and an upright fridge/freezer. The sitting/dining room has been extended and is a generous size with two windows offering wonderful views and French doors that lead to the rear garden. On the first floor the master bedroom has a window to the front and a built-in double wardrobe. The second bedroom has a window to the rear and the third a window to the front and a bulkhead cupboard that houses the hot water tank. The bathroom has a white suite with hand basin with a vanity unit and enclosed cistern WC an over-bath shower. The landing has access to the loft space.

OUTSIDE

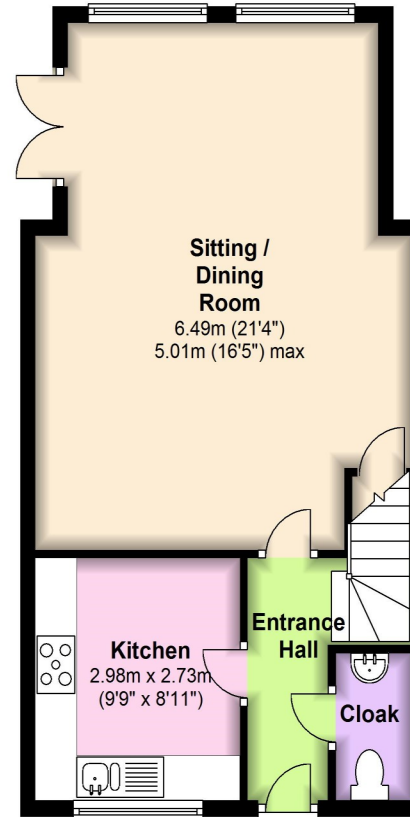
The garden is divided between a decked area to the side, with a pergola and this area is perfect for private alfresco dining. From here rail sleeper steps lead down to a lawn area. There are pretty raised, sleeper retained flower beds. The garden is enclosed by panelled fencing and is gated to the front. The property comes with one allocated parking space.





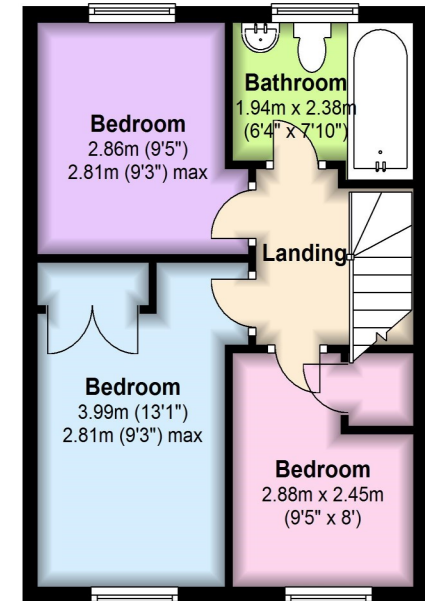
Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 sq. feet)

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