



4 CASTLE STREET
ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

4 CASTLE STREET, ALDBOURNE, WILTSHIRE, SN8 2DA

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 beautifully presented three bedroom character home offering modern fittings throughout and located close to the centre of the popular village of Aldbourne.

*** Hall * Living room * Dining room/study * Large kitchen * 3 bedrooms * Family bathroom * En suite shower room *
* Cloakroom * Garden * Walking distance of Ofsted outstanding primary school ***



ALDBOURNE

The thriving and friendly village of Aldbourne has excellent facilities including a post office/cafe, a co-operative store, a village library, tennis court, St Michael's Primary School (Ofsted outstanding and recently featuring within The Times league tables as one of the top ten primary schools in the south west), 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 or 14, is also within easy striking distance.



The Property

4 Castle Street is a character three bedroom property which has been substantially updated and improved since the current owners purchase in 2017 including new windows and new heating/hot water systems. Entering the front door there is a hall with stairs to the first floor. Doors to either side lead in to the living room or dining room. The living room benefits from being double aspect with French doors to the garden and an open fireplace. The dining room meanwhile has plenty of room for a table and a separate study area. A part glazed door from here leads in to the good sized kitchen with modern units including a butlers style sink and integrated, oven , hob, fridge/freezer and dishwasher. Leading off the kitchen, a lobby gives access to a downstairs cloakroom.

The first floor landing gives access to three bedrooms all with fitted storage. The main bedroom features a large and stylish fully tiled ensuite with rainfall shower. The main bathroom is equally stylish with a freestanding bath.

Outside

The garden to the rear of the house offers a good sized patio with plenty of space for outdoor dining. Steps lead up to a raised garden area, astro turfed for low maintenance. There is a large storage shed. There is secure access from the road at the side of the house, (shared with no.6) leading through to the garden.

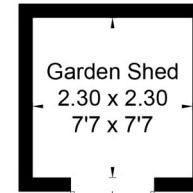
Services

All mains services connected. Council tax band: D.

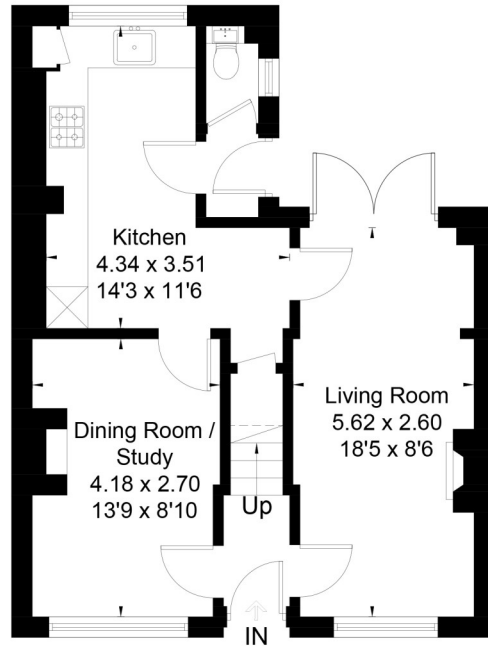
Approximate Floor Area = 92.1 sq m / 991 sq ft
 Garden Shed = 5.3 sq m / 57 sq ft
 Total = 97.4 sq m / 1048 sq ft



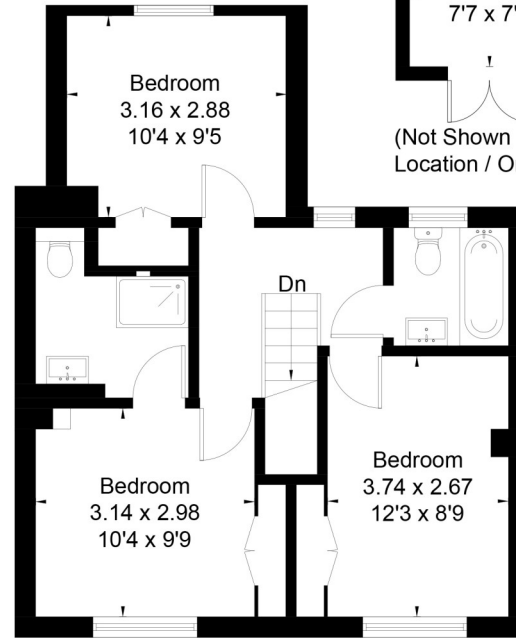
[] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100171



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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