



9 CHANDLERS LANE,  
ALDBOURNE

**BREARLEY & RICH**  
ESTATE AGENTS

## **9 CHANDLERS LANE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2TB**

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 modern semi-detached character house offering well proportioned accommodation in a no through road in the sought after village of Aldbourne. The property benefits from an edge of village location with a garage and parking to the front. No onward chain.**

\* Excellent edge of village location \* Reception hall \* 20' Sitting room \* Conservatory \* Kitchen \*  
\* 3 Bedrooms \* En suite shower room \* Bathroom \* Utility room \* Gardens front and rear \* Garage \* Parking \*  
\* Potential for loft conversion (subject to permissions) \*



### **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, 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**

9 Chandlers Lane is a good sized three bedroom home with brick and flint elevations and a character feel. Steps lead up to the front door passing a mature cottage style garden with a small terrace and a path leading around the side of the house. On entering the front door, the reception hall leads to a modern and light and well-fitted kitchen. There is a separate utility room with a window to the side of the property. To the rear of the house a glazed door leads in to the generous sitting room complete with gas fire with wood and marble surround. From here, sliding doors take you into an attractive conservatory which has plenty of room for a large dining table.

Upstairs there is a lovely landing which has space for a small desk. The main bedroom has double front windows, one of which is in a bay window style giving views over the village to the hills the other side of the valley. The main bedroom has fitted wardrobes and access to a modern en suite shower room. The two further bedrooms are both doubles and overlook the rear of the house, the second bedroom also has fitted wardrobes. There is a family bathroom with a shower over the bath. There may be potential for a loft conversion if required as the adjoining house has done this (subject to permissions).

### **Outside**

The property has an integral garage and off-street parking. The gardens have been thoughtfully planted and offer several private seating areas. The garden backs on to paddocks offering a rural outlook.

### **Services**

All mains services connected. Council Tax: Band D. Tenure Freehold.

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 117.9 sq m / 1269 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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