

**10 HAWKINS ROAD
ALDBOURNE**



10 Hawkins Road

Aldbourn, Marlborough, Wiltshire, SN8 2BX

£425,000

Approximately 7.4 Miles to Hungerford

Approximately 7.8 Miles to Marlborough

Approximately 7.2 Miles to M4 J15

- Freehold
- Semi Detached House
- Wonderful Village location
- Entrance Hall
- Cloakroom/W.C.
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory/Dining Room
- Utility Area
- Four Bedrooms
- Modern Family Bathroom
- Office
- Workshop
- Driveway
- EV Charging Point
- Pretty Garden
- Double Glazing
- Oil Fired Central Heating



Situation

The property is situated in a sought after residential street in the heart of the Village. Aldbourn has a local shop/post office and co-operative store, St Michaels Primary School and two good public houses. Numerous activities exist within the village such as its very own brass band, Cubs and Scout troupes. The larger towns of Hungerford, with its rail link to Reading, London and the west and Marlborough can be found less than 10 miles east and west of the village and offer a comprehensive range of shops and amenities. Aldbourn is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4 J15 is also within easy striking distance.



The Property

A wonderful semi detached family home situated in the popular village of Aldbourne.

This well presented and well laid out home offers accommodation over two floors.

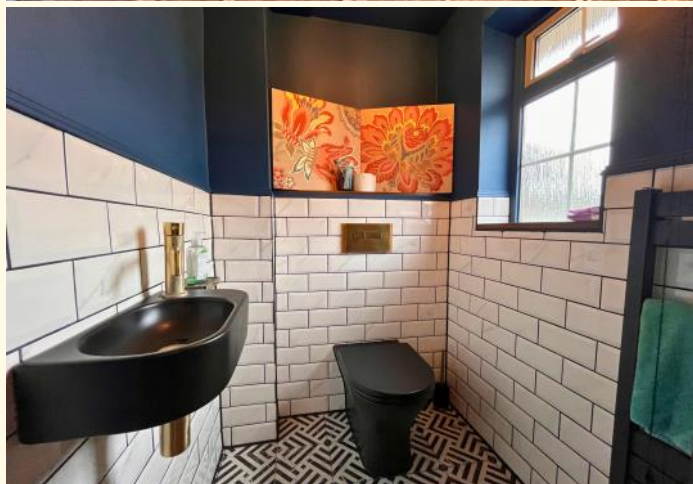
On the ground floor there is an entrance hall and re fitted Cloakroom/W.C. A comfortable sized Sitting room continuing through to the Conservatory/Dining room with French doors leading out to the garden and a well appointed Kitchen/Breakfast room with wooden cabinetry, sleek worksurfaces and integrated Oven and Hob. There is also a useful Utility cupboard to complete the ground floor.

Upstairs, there are four well proportioned Bedrooms all served by a re-fitted family Bathroom with a shower above the bath. An Office/Study is the finishing touch to this lovely home.

Outside

To the front of the property there is parking for several cars, an EV charging point and a low maintenance garden area leading to the Garage/Workshop.

To the rear there is a patio area just out of the conservatory stretching the length of the house. A neatly laid lawn flanked by raised low maintenance beds offers a versatile space for entertaining in the warmer months.









Hawkins Road, Aldbourne, Marlborough, SN8

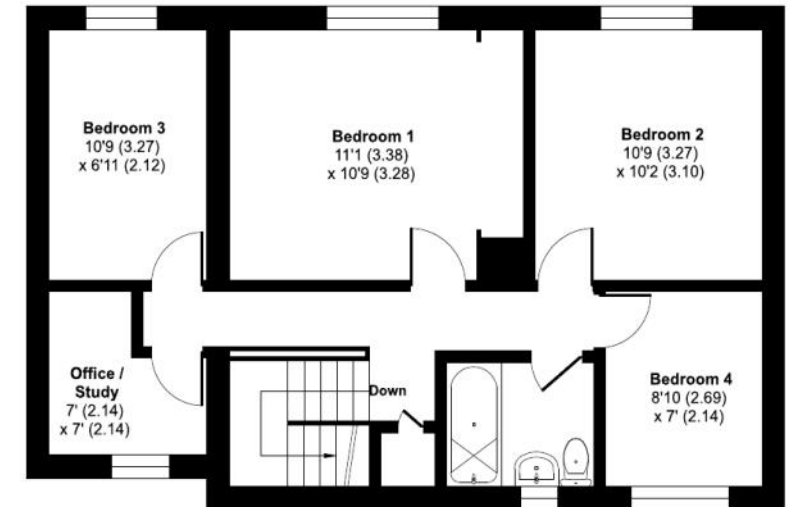
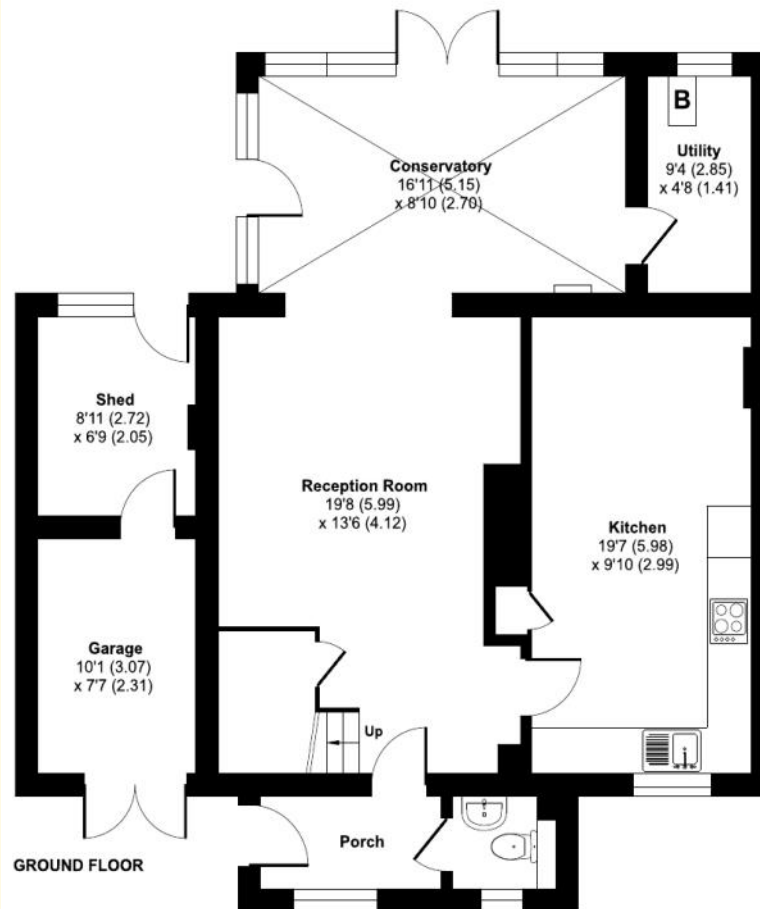
Approximate Area = 1375 sq ft / 127.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1514 sq ft / 140.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR

GROUND FLOOR

Services

Mains Water & Drainage

Mains Electricity

Oil Fired Central Heating

Council Tax Band: D

What 3 Words Location: ///bolt.pranced.alien

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Marshall

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