



ALDBOURNE,
MARLBOROUGH

Carter Jonas

2 CROOKED CORNER, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2EL

AMENITIES

- Three double bedrooms
- Two bathrooms
- Open plan kitchen / dining room
- Sitting room
- Charming garden
- Centrally located in the village
- Village with amenities
- Catchment for St. Johns Secondary School

SITUATION

Aldbourn is one of the most popular villages in Wiltshire – historic, beautiful, and a thriving community. It is well served by a local Post Office and store, primary school, parish church and public houses. Many families are drawn to the village for its outstanding primary school and nearby outstanding secondary school St. John's Academy in Marlborough, as well as leading private schools such as Pinewood, Dauntsey's and Marlborough College.

Set in spectacular rolling countryside, there are many footpaths and trails locally to explore, including The Ridgeway national trail which passes nearby. Barbury Castle, an ancient hill fort, provides far-reaching panoramic views of the area. Just six miles away is the thriving market town of Marlborough, which has a high street packed with boutique shops alongside national retailers such as Waitrose.

Swindon with shopping centre and main line station with fast trains (Paddington 55 minutes) is about 9 miles. Hungerford train station is about 7 miles away with access to London Paddington and Reading. The M4 motorway junctions 15 (Chiseldon) and 14 (Shefford Woodlands) are within 6 and 9 miles.

DESCRIPTION

Located in a prime position just off the village green, 2 Crooked Corner is a charming three double bedroom cottage presented in excellent order throughout. The property has been cleverly extended over the years to create a sublime home in this peaceful pocket of the village.

The porch opens to the sitting room with wooden flooring and a fireplace with wood burning stove. A cosy yet deceptively spacious room with a lovely feel to it.

Of particular note is the expansive open-plan kitchen / dining room, which has a good range of fitted units and is located at the rear of the property with French doors opening out on to the private garden. A great room which is perfectly set up for family meals and entertaining. The ground floor accommodation is completed by the shower room with W.C.

A CHARMING GRADE II LISTED COTTAGE WITH THREE BEDROOMS, A LARGE KITCHEN / DINING ROOM AND BEAUTIFULLY MAINTAINED REAR GARDEN.



The first floor has a large landing with the generous main bedroom located at the rear of the cottage with a vaulted ceiling and delightful views over the rear garden. The front bedroom also enjoys a spectacular vista overlooking St. Michaels Church and these are served by the well-appointed family bathroom. Stairs lead up to the second floor where there is a further double bedroom.

OUTSIDE

To the rear of the property and accessed French doors leading from the kitchen/dining room, is a charming cottage garden. With patio area immediately to the rear, steps lead up to the garden which has been attractively planted with a fabulous range of flowers, shrubs and trees and is fully enclosed. A paved seating area located halfway down the garden provides an excellent space for relaxing and entertaining in the summer months. A path then winds down to the bottom of the garden where there is a good-sized garden storage unit. An EV charging point has been installed at the front of the property, as have 6 solar panels and a battery that feeds the house and back to the grid.

GUIDE PRICE: £600,000 (Subject to Contract)

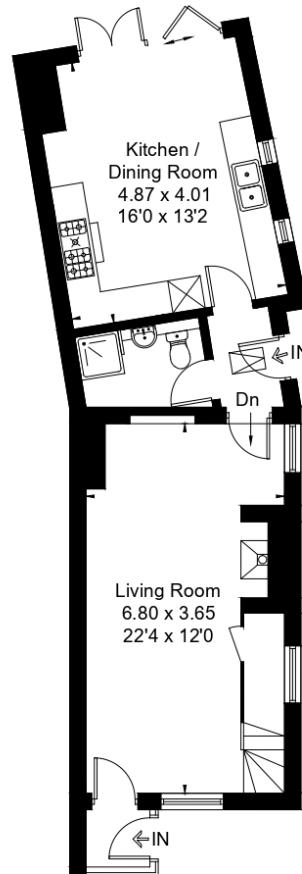
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

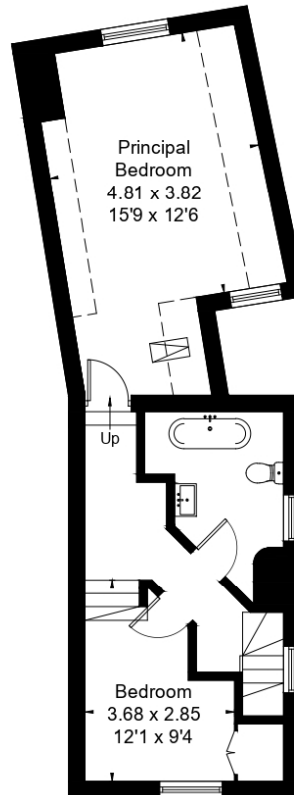


Classification L2 - Business Data

Aldbourn Marlborough, SN8
Approximate Area = 1258 sq ft / 116.9 sq m
(Excluding Shed)

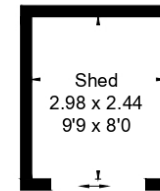


Ground Floor

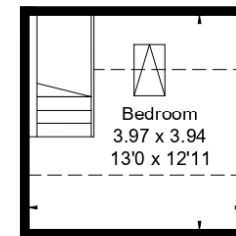


First Floor

[] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



Second Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage, gas fired central heating.
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to Ofcom website for further details



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 #95208

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data