



ALDBOURNE,
MARLBOROUGH

Carter Jonas

7 CHANDLERS LANE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2TB

AMENITIES

- 1563 square feet (inc. garage)
- Kitchen / breakfast room
- Sitting room
- Conservatory
- Four bedrooms
- Two bathrooms
- Driveway parking, garage & EV charging point
- Charming Garden
- Edge of village location
- Village with good amenities

SITUATION

Aldbourne 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 on the edge of the popular village of Aldbourne, 7 Chandlers Lane is a modern four-bedroom family house. This well-presented home is ideally situated within close proximity to local amenities and the village school, offering both convenience and comfort for modern family living. Arranged over three spacious floors, the property provides a versatile layout that caters to a variety of lifestyle needs.

To the front of the house is a generous eat-in kitchen and breakfast room, benefitting from a good range of fitted units and is perfect for casual dining and entertaining. There is an integrated dishwasher, space for a fridge freezer and the newly installed boiler (2024). The spacious sitting room, centred around the gas fireplace, flows seamlessly into the conservatory which has been enhanced by a high-performance Guardian roof, creating a room that can be used all year round. The ground floor accommodation is completed by a cloakroom.

A MODERN, SPACIOUS FOUR BEDROOM FAMILY HOUSE LOCATED ON THE EDGE OF THE POPULAR VILLAGE OF ALDBOURNE.



On the first floor there is a principal bedroom with an en-suite shower room, and two further bedrooms. These bedrooms are served by the well-appointed family bathroom. A further staircase leads to the top floor where there is another bedroom and a walk in attic/storeroom.

The home benefits from double glazing throughout, ensuring energy efficiency and a quiet, comfortable environment.

OUTSIDE

To the front of the property is an area of lawn and driveway parking for two cars. The garage offers additional parking and/or extremely useful storage space. An EV Charge point has also been installed.

The garden is tiered onto three levels and has been cleverly landscaped to create a delightful area with a good selection of mature trees and shrubs. There is also a large, paved terrace, accessed off the conservatory, offering a great spot for alfresco dining and entertaining.

GUIDE PRICE: £595,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



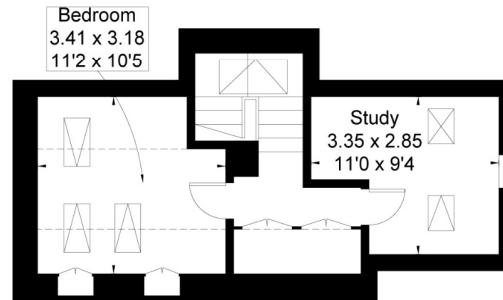
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Chandlers Lane, Aldbourne Marlborough, SN8
 Approximate Area = 1383 sq ft / 128.5 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 1563 sq ft / 145.2 sq m

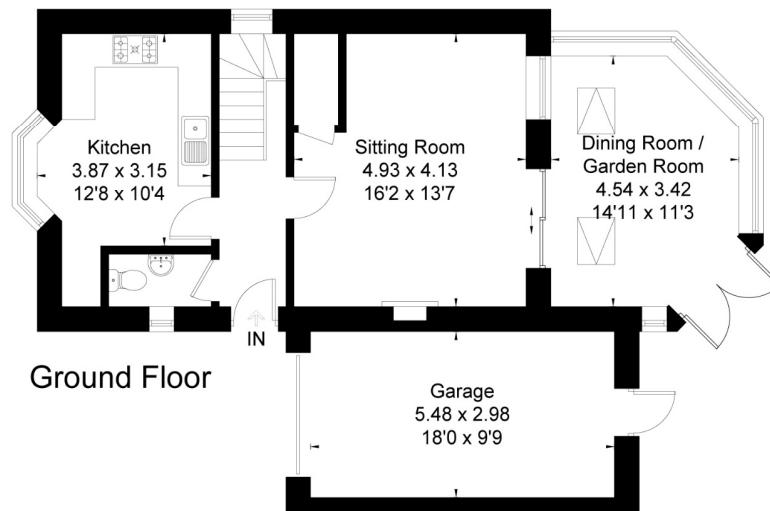
SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: E
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for more details

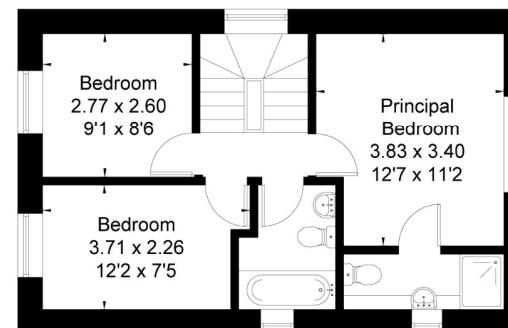


Second Floor

[] = Reduced head height below 1.5m



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. [#98587](http://fourwalls-group.com)

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