



**ALDBOURNE
MARLBOROUGH**

Carter Jonas

8 THE BUTTS, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DE

AMENITIES

- 1259 square feet
- 2 double bedrooms
- Reception room
- Entrance hall / Study
- Kitchen / dining room
- Snug area
- Beautifully maintained garden
- Garage and parking
- Sought-after village
- Village with amenities

DESCRIPTION

Located in this peaceful pocket of Aldbourne, 8 The Butts is a charming Grade II listed cottage that blends traditional character with modern style.

The property is brimming with character and on entry, you are greeted by the spacious sitting room with woodburning stove and exposed beams, creating a cosy atmosphere. Adjacent to this is a practical reception hall, a surprisingly large and flexible space providing space for coats and shoes, along with the perfect spot for a home office.

To the rear of the property is the impressive kitchen fitted with granite worktops and stone flooring. A fabulous room and very much the heart of the home, with ample space for a large dining table and perfectly set up for entertaining. The kitchen opens into a snug area which seamlessly leads out to the garden via bi-fold doors. A separate utility room and a downstairs cloakroom are conveniently located just off the kitchen.

A wide staircase rises from the kitchen to a generous landing. From here, there are two double bedrooms, both benefiting from built-in wardrobes. The main bathroom has been stylishly refurbished with a contemporary finish and includes a large walk-in shower as well as a separate bath. In addition, there is an extra shower off the landing, ideal for guests.

OUTSIDE

The rear garden offers a generous private patio immediately behind the house, providing an ideal space for outdoor dining and entertaining. Steps lead up from here to a lawned area with additional seating. The garden is tiered and filled with a great and colourful range of flowers and shrubs. Beyond this, there is a further spacious patio complete with a greenhouse, enjoying attractive views over the village.

The property also benefits from a garage or potential workshop located across the lane. In front of the garage, there is a concrete hardstanding area suitable for parking.

A PRETTY GRADE II LISTED COTTAGE IN A QUIET POSITION IN THIS SOUGHT AFTER VILLAGE WITH GARAGE AND PARKING.



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. 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.

GUIDE PRICE: "Offers over" £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office
Classification L2 - Business Data



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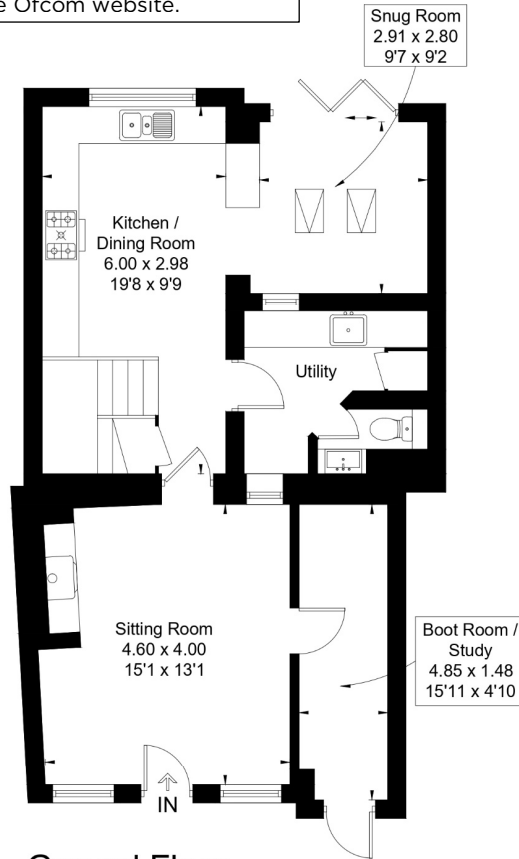


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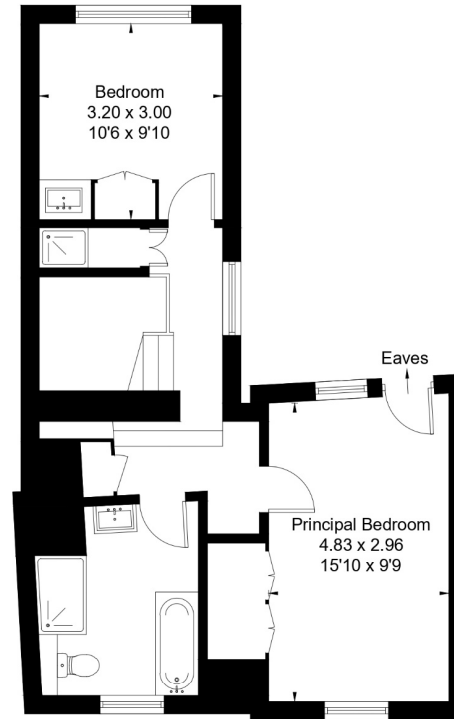
SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage, gas fired central heating.
- Council tax band: E
- Energy efficiency rating: Listed / Exempt
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

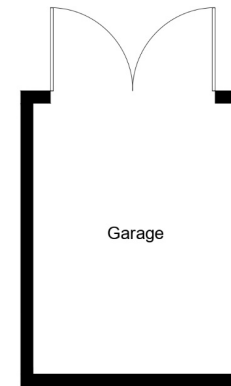
The Butts, Aldbourne Marlborough, SN8
Approximate Area = 1259 sq ft / 117 sq m
(Excluding Garage)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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 #108380

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