

FARM LANE,
ALDBOURNE

Carter Jonas

18 FARM LANE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DS

AN UNMODERNISED THREE BEDROOM ATTACHED HOUSE IN NEED OF MODERNISATION THROUGHOUT, IN THE POPULAR VILLAGE OF ALDBOURNE



KEY FEATURES

- RECEPTION ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- BATHROOM
- 3 DOUBLE BEDROOMS
- LOFT ROOM
- FRONT & REAR GARDENS

SITUATION

Farm Lane is conveniently located in the village, overlooking the recreational ground minutes from the Square and village green which form the focal point of this sought-after village. The property is within easy reach of the shop, post office and two public houses. There is an active village community, and other facilities include a good primary school, library and a church. The surrounding countryside of undulating chalk downs is excellent for walking and riding, with Areas of Outstanding Natural Beauty close by. Communications are excellent with the M4 motorway (Junctions 14 & 15) approximately 8 miles away, Swindon 9 miles with mainline railway station (Paddington about 1 hour) and further facilities can be found at the historic market towns of Marlborough 8 miles, Hungerford 7 miles, Swindon, Salisbury and Bath, and racing at Newbury.

Classification L2 - Business Data

DESCRIPTION

18 Farm Lane is a delightful, attached, double fronted 3-bedroom house in need of modernisation throughout in the ever-popular village of Aldbourne. Offered for sale with no onward chain & the added benefit of a new roof, new gas boiler & new fuse board, this house is crying out for a new lease of life!
On entering the property there is a well-proportioned dining room to the left, with potential to knock through to the kitchen beyond, whilst to the right is the through reception room leading to the kitchen with views over the rear garden. Beyond is the generous utility room with front & rear access, perfect for muddy dogs!
To the first floor is Bedroom 1, a 2nd double bedroom & Bedroom 3, which whilst smaller, has a super loft storage room, perfect for little explorers.

Reception Room: 18'4" x 10'10" **Dining Room** 10'6" x 11'10" **Kitchen** 15'1" x 6'11"

Utility Room 8'10" x 6'11" **Bedroom 1** 11'10" x 9'10" **Bedroom 2** 10'2" x 12'2" **Bedroom 3** 8'6" x 8'10" **Bathroom** 7'7" x 5'7"



OUTSIDE

The property benefits from a large enclosed rear garden, mainly laid to lawn with a large shed, also in need of attention. To the front is an open, south facing lawn. There is a large recreation ground & outdoor gym immediately opposite.

SERVICES AND MATERIALS INFORMATION

EPC: D
Council Tax Band: D
Services: Mains water and drainage, Gas, Electric.



IMPORTANT INFORMATION

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