



**ALDBOURNE,
MARLBOROUGH**

Carter Jonas

FAREFIELD, SOUTHWARD LANE, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2DF

**STUNNING FIVE-BEDROOM DETACHED HOUSE LOCATED IN THIS PEACEFUL POCKET
OF THE SOUGHT-AFTER VILLAGE OF ALDBOURNE.**

KEY FEATURES

- o Detached family house
- o 5 bedrooms
- o 3 bathrooms
- o Kitchen/breakfast room
- o Separate dining room
- o Sitting room
- o Study
- o Additional sitting room on 1st floor
- o Beautifully maintained garden
- o Double garage and ample driveway parking
- o Located on the edge of the village
- o Village with amenities
- o Catchment for St. Johns Academy in Marlborough



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, Co-op Supermarket, 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

Farefield is a substantial five-bedroom detached home set within approximately 0.45 acres, situated on the edge of the highly sought-after village of Aldbourne. This impressive property occupies a central position within its generous plot and offers well-balanced, versatile accommodation ideal for modern family living.

The ground floor is accessed via a spacious entrance hall, creating an excellent first impression and providing access to the principal reception rooms. The double-aspect sitting room is light and airy, with doors opening directly onto the garden, and flows seamlessly into the adjoining dining room - perfect for both everyday living and entertaining. A separate study, located off the main hallway, provides an ideal home working space.

The beautifully presented kitchen/breakfast room is fitted with an excellent range of contemporary units and integrated appliances, offering both functionality and style. This in turn leads through to a practical utility room, which benefits from convenient side access to the garden.

Upstairs, all bedrooms are arranged off a generous landing. The principal bedroom enjoys lovely far-reaching views, ample built-in storage, and a well-appointed ensuite shower room. The remaining double bedrooms are served by a family bathroom.

A particularly flexible feature of the first floor is the additional reception room, complete with a kitchenette and doors opening onto a raised terrace. This versatile space could serve as a playroom, guest suite, or even an additional bedroom, depending on requirements.

OUTSIDE

The property is approached via a shared driveway leading to a generous gravelled area, providing ample off-road parking. An integral double garage offers additional parking or useful storage space and, subject to the necessary planning permissions (STPP), could be converted to create further living accommodation if required.

The beautifully landscaped gardens wrap around the house, creating a peaceful and private setting. A large terrace, accessed off the sitting room and dining room, offers the ideal spot for outdoor entertaining. The garden itself is predominantly laid to lawn, complemented by a variety of well-established plants, shrubs and trees. The garden is enclosed by mature hedging which enhances the sense of seclusion, with a variety of different seating areas from which to enjoy the tranquil surroundings.

SERVICES & MATERIAL INFORMATION

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

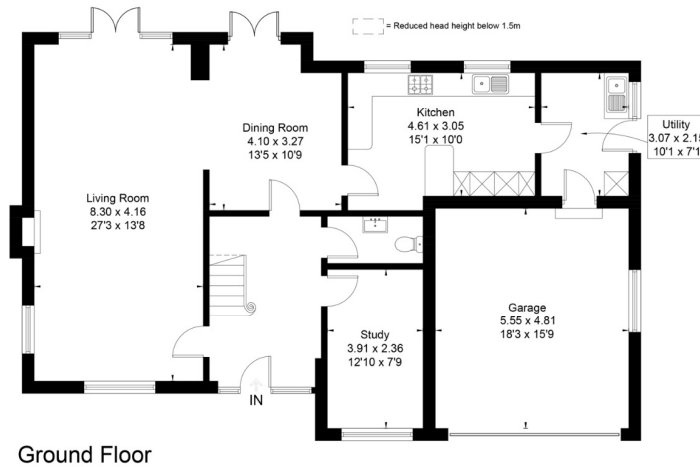
GUIDE PRICE £1,050,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Southward Lane, Aldbourne Marlborough, SN8
 Approximate Area = 2604 sq ft / 241.9 sq m
 (Including Garage)



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 #107737

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