



WHITLEY ROAD,
ALDBOURNE

Carter Jonas

53 WHITLEY ROAD, ALDBOURNE, MARLBOROUGH, WILTSHIRE, SN8 2BU

KEY FEATURES

- o Aldbourne village location
- o Extended linked semi-detached home
- o Kitchen/dining room
- o Utility with home-working space
- o Cloakroom/WC
- o Principal bedroom with en-suite
- o Three double bedrooms
- o Family bathroom
- o Built-in storage throughout
- o Integrated garage with loft storage
- o Utility/white goods space
- o Parking for 3 cars plus garage
- o Enclosed rear garden
- o Nearby green and play area

AN EXTENDED THREE-BEDROOM LINK DETACHED HOUSE IN THE EVER-POPULAR VILLAGE OF ALDBOURNE



SITUATION

Aldbourn is one of Wiltshire's most picturesque and desirable villages, centred around its attractive village green and historic market square. Renowned for its strong sense of community and charming period character, the village offers an excellent range of day-to-day amenities including a village shop, post office, public houses, library, church and well-regarded primary school.

Surrounded by the rolling countryside of the North Wessex Downs National Landscape, Aldbourne provides exceptional opportunities for walking, cycling and riding, with an extensive network of bridleways and footpaths nearby.

Despite its idyllic rural setting, the village is particularly well connected. Junctions 14 and 15 of the M4 are approximately 8 miles away, providing convenient access to London, Bristol and the wider motorway network. Mainline rail services to London Paddington are available from nearby Swindon, whilst the thriving market towns of Marlborough and Hungerford offer an excellent selection of boutique shops, restaurants, cafés and further amenities. The historic cities of Bath and Salisbury, together with racing at Newbury, are also within easy reach.

Classification L2 - Business Data

DESCRIPTION

Situated in the heart of the highly sought-after Wiltshire village of Aldbourne, this beautifully extended three-bedroom linked semi-detached home offers spacious and versatile accommodation ideally suited to modern family living. Combining generous proportions with a superb village setting, the property presents an excellent opportunity to enjoy village life without compromising on convenience.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall leading through to a bright and comfortable sitting room, providing an ideal space for both relaxation and entertaining. The extended ground floor creates an impressive sense of space, with a well-appointed kitchen/dining room forming the heart of the home and offering an excellent environment for everyday family life as well as social occasions. A useful utility area incorporates an integrated worktop, ideal for home working, whilst a downstairs cloakroom and excellent built-in storage further enhance the practicality of the layout.

To the first floor are three well-proportioned double bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom, and the majority of rooms benefit from spacious built-in storage. The flexible accommodation is well balanced throughout and perfectly suited to couples, growing families, or those seeking additional space for home working.

Offering a wonderful combination of space, practicality and location, this attractive home provides a rare opportunity to acquire a property within one of the area's most desirable villages.

OUTSIDE

The property is approached via a private driveway providing off-street parking for up to three vehicles, together with access to the integrated garage. The garage offers excellent versatility, benefitting from extensive rafter storage and additional space for utility appliances and white goods. Internal access from the house further enhances its practicality.

To the rear, the enclosed garden provides a delightful outdoor space, ideal for relaxing, entertaining and family enjoyment. Predominantly laid to lawn with areas for seating and al fresco dining, the garden enjoys a good degree of privacy and creates a wonderful extension of the living accommodation during the warmer months.

The property also benefits from attractive communal green space within the cul-de-sac, including a central green and nearby grassed play area, making it particularly appealing for families with young children.

SERVICES & MATERIAL INFORMATION

- Freehold
- EPC: C
- Council Tax Band: C
- Services: Mains water and drainage, Gas, Electric.
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

OFFERS OVER £340,000 subject to contract



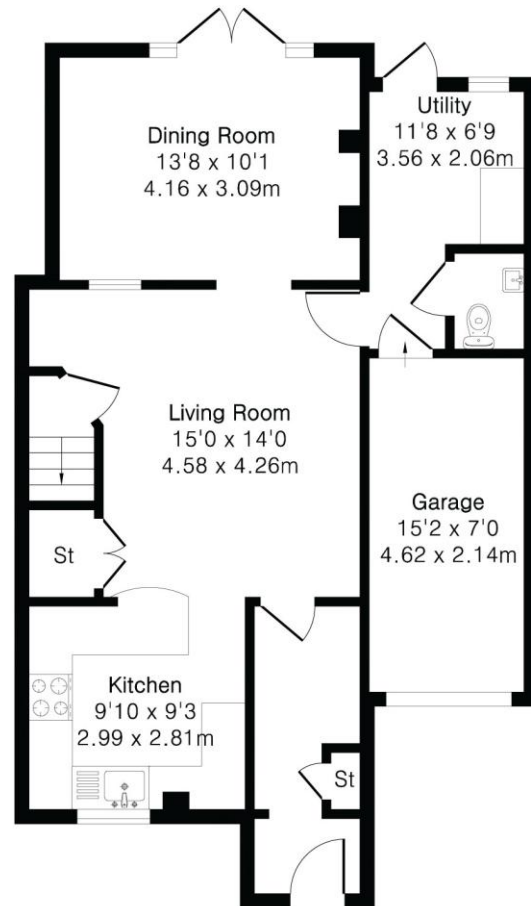


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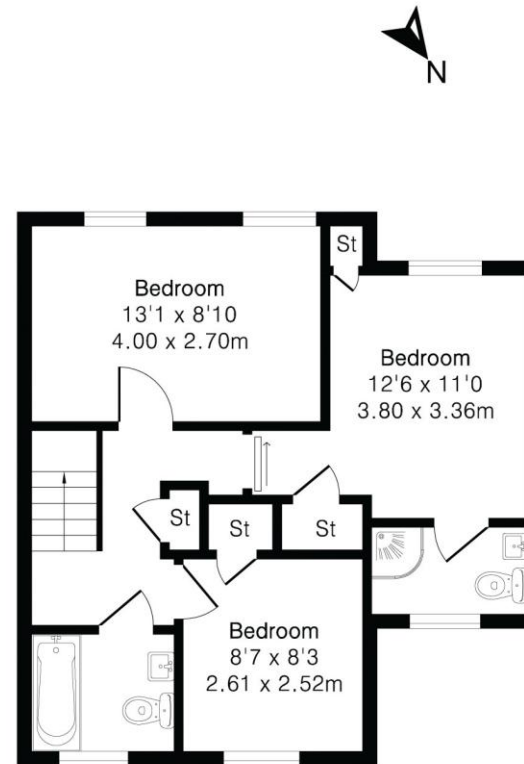
**Approximate Gross Internal Area 1193 sq ft - 111 sq m
(Including Garage)**

Ground Floor Area 720 sq ft – 67 sq m

First Floor Area 473 sq ft – 44 sq m



Ground Floor



First Floor

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