



**SOUTHFIELD
ALDBOURNE**

Carter Jonas

2 SOUTHFIELD, ALDBOURNE, WILTSHIRE, SN8 2DY

AMENITIES

- Open plan kitchen/breakfast room
- Sitting room
- Dining room
- Study
- Utility room
- Main bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Garden
- Double garage and driveway parking

SITUATION

2 Southfield is on the edge of the pretty village of Aldbourne, which is a delightful downland village on the Wiltshire/Berkshire borders. The property is also situated in this beautiful area of Outstanding Natural Beauty. Properties range from pretty whitewashed thatched cottages to large formal Georgian houses. It is well served by a local Post Office and store, primary school, parish church and public houses. It is within a short drive of both market towns of Marlborough and Hungerford, 7 miles and 8 miles respectively, each with excellent shopping facilities and schools. 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

The property was constructed in the 1980's and is one of six in this small cul de sac, constructed of mainly red brick elevations, under a tiled roof, relieved by double glazed windows.

The house is approached via Farm Lane to an exclusive small development and enjoys well-proportioned accommodation offering flexible living accommodation.

The ground floor reception rooms lead from the spacious entrance hall and include a spacious sitting room with sliding doors to the garden, kitchen/breakfast room with a range of wall and base units, dining room and a study. There is also a separate utility room accessed off the kitchen.

On the first floor you are met with a large landing, off which all the bedrooms are accessed. The spacious principal bedroom is fitted with a range of wardrobes and enjoys an en-suite shower room. There are three further double bedrooms, and which are all served by the family bathroom.

A SPACIOUS FOUR BEDROOM HOME IN THE SOUGHT-AFTER VILLAGE OF ALDBOURNE, COMPLETE WITH OFF STREET PARKING AND SEPARATE DOUBLE GARAGE.



OUTSIDE

The house is approached via Farm Lane to a shared road into Southfield, leading to a private drive with plenty of parking. The double garage, with two up and over doors, has power, light and plenty of storage space. A path leads to the front door with the front garden being laid to lawn with mature shrubs and trees - there is also side access into the kitchen. The rear garden offers great privacy and is mainly laid to lawn which mature trees and shrubs. There is a good-sized paved terrace area, perfect for entertaining in the summer months.

TENURE Freehold

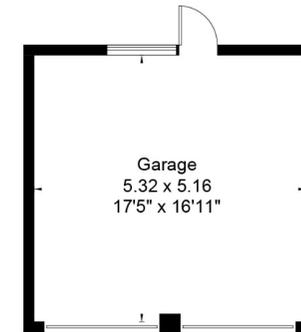
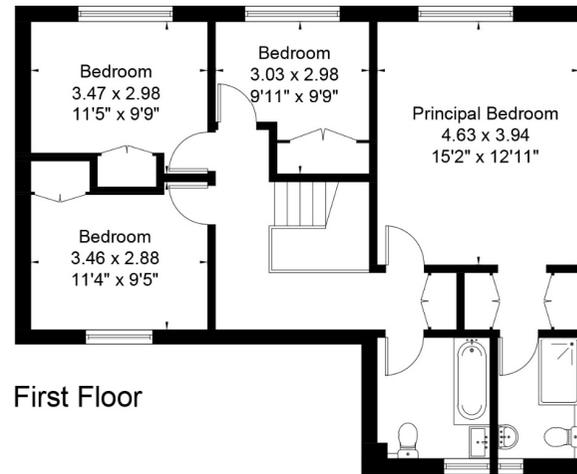
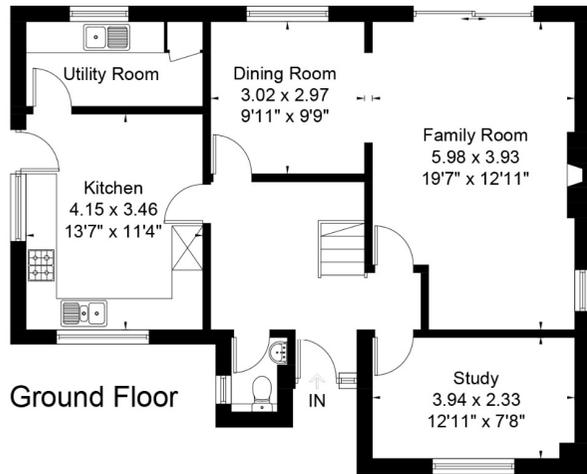
EPC BAND D.

GUIDE PRICE: £775,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Southfield, Aldbourne, Marlborough, SN8
Approximate Area = 1620 sq ft / 150.5 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 1915 sq ft / 177.9 sq m



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 325988

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.