



**BEEHCROFT HOUSE
ALDBOURNE**

Carter Jonas

BEECHCROFT HOUSE, 1A FARM LANE, ALDBOURNE, WILTSHIRE, SN8 2DS

AMENITIES

- Open plan kitchen/dining room
- Sitting room
- Playroom
- Utility room
- Four bedrooms
- Two bathrooms (one ensuite)
- Off street parking
- Large, south facing garden
- Popular village location

SITUATION

Beechcroft House 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

Located on the edge of the popular village of Aldbourne, Beechcroft House is a substantial four-bedroom family house of rendered brick elevations under a tiled roof and relieved by double glazed windows.

There is a wealth of ground floor accommodation and is perfectly set up for modern day family life. Of particular note is the expansive kitchen / dining room which has been opened up to create a wonderful space, ideal for family meals or entertaining guests. This room really is the hub of the home and includes a seating area with bi-fold doors opening onto the garden beyond.

The sitting room has a lovely, cosy feel to it and is centred around the fireplace with wood burning stove. This in turn leads through to another reception room which is currently a playroom but would make a wonderful study/office for those working from home. The ground floor accommodation is completed by the downstairs cloakroom and sizeable utility room, which is accessed off the kitchen.

The dual aspect principal bedroom, with ensuite shower room, is of generous proportions and spans the full depth of the house. There

A SPACIOUS AND BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME LOCATED IN THIS QUIET POCKET OF ALDBOURNE.



are two further double bedrooms which both overlook the garden and a single bedroom to the front. All are served by the well- appointed family bathroom.

OUTSIDE

The property is sat in a plot of approximately a quarter of an acre and the garden. There is gravel driveway to the side of the house which offers parking for three cars and a path leading to the front door. The private south facing garden is a great size and is mainly laid to lawn, with an array of mature trees and shrubs. Additionally, there is a paved patio area accessed off the kitchen which is the ideal spot for alfresco dining in the sunnier months. There is a brick-built storage area and two further wooden sheds at the bottom of the garden, offering very handy extra storage.

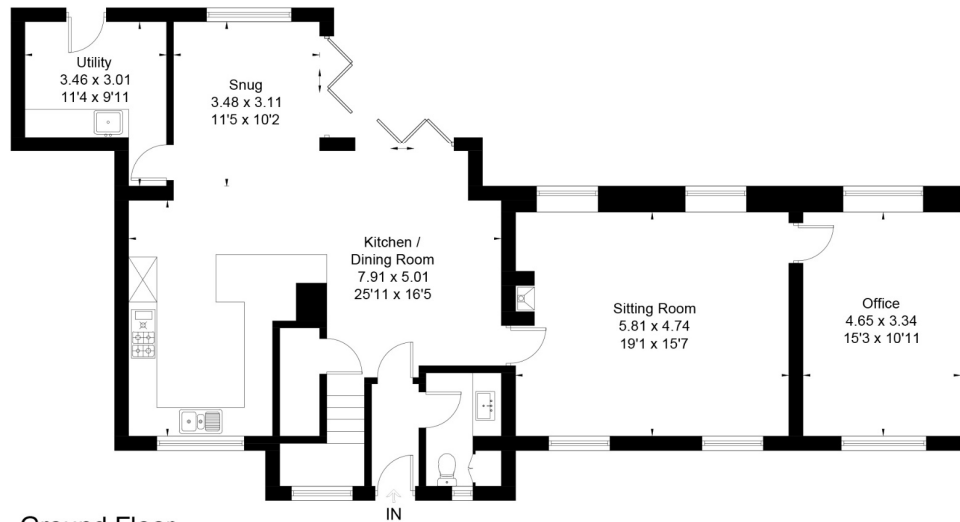
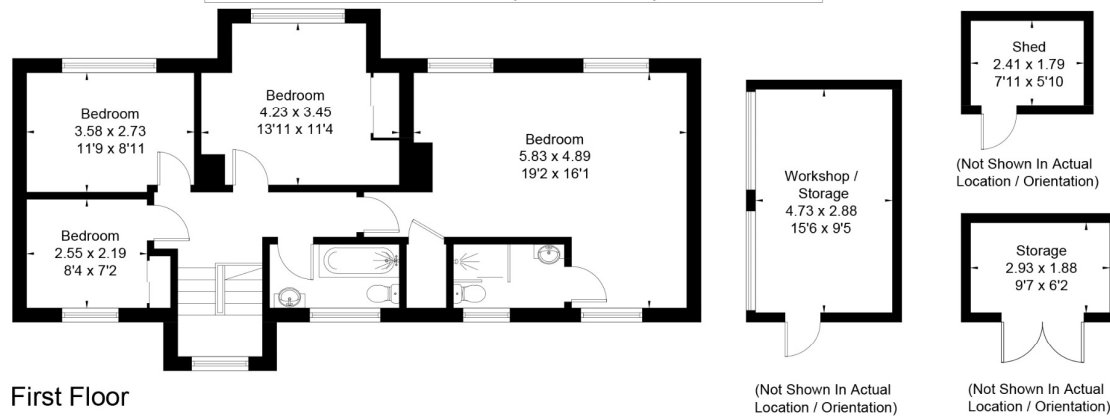
TENURE Freehold **EPC BAND** D.

GUIDE PRICE: £875,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Farm Lane, Aldbourne, Marlborough, SN8
 Approximate Area = 2049 sq ft / 190.4 sq m
 Outbuildings = 209 sq ft / 19.4 sq m (Excluding Shed)
 Total = 2258 sq ft / 209.8 sq m



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 #62926

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Classification L2 - Business Data