Kidson Trigg

Estate Agents, Chartered Surveyors & Auctioneers

1 THE PADDOCKS, ALDBOURNE, MARLBOROUGH, SN8 2DX

£550,000

A substantial 4 bedroom detached house, sitting on a generous plot with gardens surrounding the property, double garage and off street parking located in the premium village of Aldbourne and in a sought after position. The house could benefit from modernisation / improvement.

The Paddocks in Aldbourne is considered to be a sought after and prestigious location offering a handful of large detached homes set in an attractive private position which is bordered with large mature trees. 1 The Paddocks sits to the edge of this development. The house is approached via a tarmac driveway leading to the double garage and off street parking. Access to the house is either through a side door leading into the utility room or through the front door leading into the front hall. Immediately to the left there is a double aspect sitting room (with an open fire), with French windows to the terrace and rear garden. The sitting room has double doors which open up to the dining room, beyond this is a study which looks out over the rear gardens. To the right of the hall is a WC, beyond this is the kitchen which leads onto the utility room.
Upstairs the master bedroom has fitted cupboards and an en-suite bathroom. There are three further bedrooms and a family bath and shower room.

There is a substantial detached double garage with two up and over doors.

The gardens have been well maintained and are laid mainly to lawn. There is garden to all sides of the house, to the rear and sides, the gardens are bordered by mature trees.

The location and the property itself are of a caliber that

could warrant improvement and/or extension (subject to any necessary consents)

Aldbourne is a premium and picturesque village which sits within the North Wessex Downs Area of Outstanding Natural Beauty. The village has a traditional village green and duck pond as well as two village shops, post office, library, tennis club, two public houses, garage, parish church and village school rated OFSTED Outstanding and Sixpenny Nursery (8 weeks to 4 years - Open 360 days a year, 5 days a week, 7.45am to 6pm daily). The market towns of Hungerford and Marlborough provide a more extensive range of amenities. The historic cities of Salisbury and Bath are both within easy driving distance as is the commercial centre of Swindon. Importantly Aldbourne is in the catchment area for St John's Academy and Marlborough College with Pinewood, Cheam, St Mary's, Calne and Dauntsey's within a commutable distance. There are direct rail services to London Paddington and the South West from Swindon (around 55 mins) and also from Hungerford, with access to the M4 motorway, junction 15 (about 7 miles) and Junction 14 (8 miles) also making it an excellent commuter and convenient location.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents Kidson-Trigg

01793 781937

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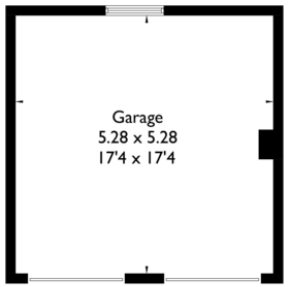
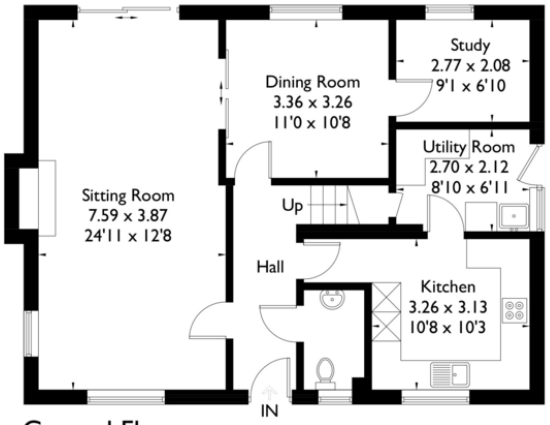
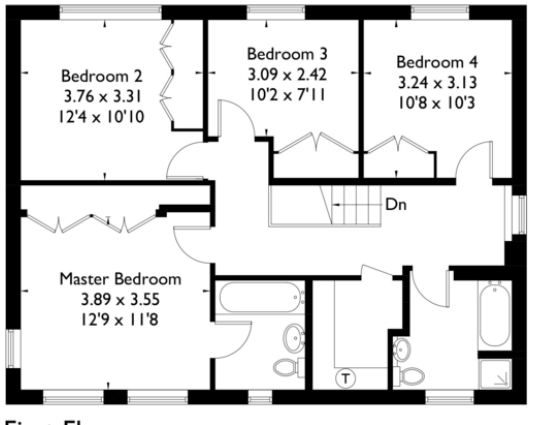
Approximate Gross Internal Area
House = 153.9 sq m / 1656 sq ft
Garage = 28.1 sq m / 302 sq ft
Total = 182 sq m / 1959 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 189641
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

- Substantial detached house
- 4 bedrooms
- Detached double garage and off street parking
- Walking distance to shops and other amenities
- Front and rear gardens
- House could benefit from modernisation / improvement
- Sought after village
- St John's catchment area
- Located in a popular and prestigious location
- Aldbourne Primary School OFSTED outstanding

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.