





Set in just over 2 acres, and occupying an elevated position, a two bedroom detached bungalow, private drive and gardens. Post and railed paddocks (with an additional entrance), field shelter/stables. Genuine scope to refurbish/extend/redevelop the house. Far reaching views across Aldbourne and open countryside.

2 Grasshills occupies an elevated position on the edge of the sought after village of Aldbourne. The house is approached by a sloping tarmac drive, there is a mature beach hedge bordering three of the four boundaries. There are lawns either side of the drive. The gardens also circulate the side and rear of the property.

Immediately abutting the rear garden are two gently sloping grass paddocks. They are divided by a post and railed fence. There are views from the paddocks across Aldbourne and rolling countryside in the distance. The best views can be found from the 'top' and Westerly boundary of the paddocks. There is a field shelter/stables (which could benefit from improvement) just moments from the house. There is a gated entrance situated on the Westerly most edge providing additional access to and from the field which leads immediately onto a bridleway (see additional photos).

Riding in the area is considered to be excellent.

The house constitutes a 2 bedroom detached bungalow which could benefit from modernization/extension or redevelopment (subject to any necessary consents). There is a front and rear door into the house. The front door leads into the hall, to the right is a double aspect sitting room. The kitchen looks over the rear garden and up across the paddocks to the woodland in the distance. There are two double bedrooms and a family bathroom. There is a conservatory to the rear and a single garage to the Northerly side of the house.

Access to Grasshills can either be through the village green



(immediately past the Blue Boar) or via Lottage Road. 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 the highly regarded Pinewood, St Mary's, Calne and Dauntsey's nearby. 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

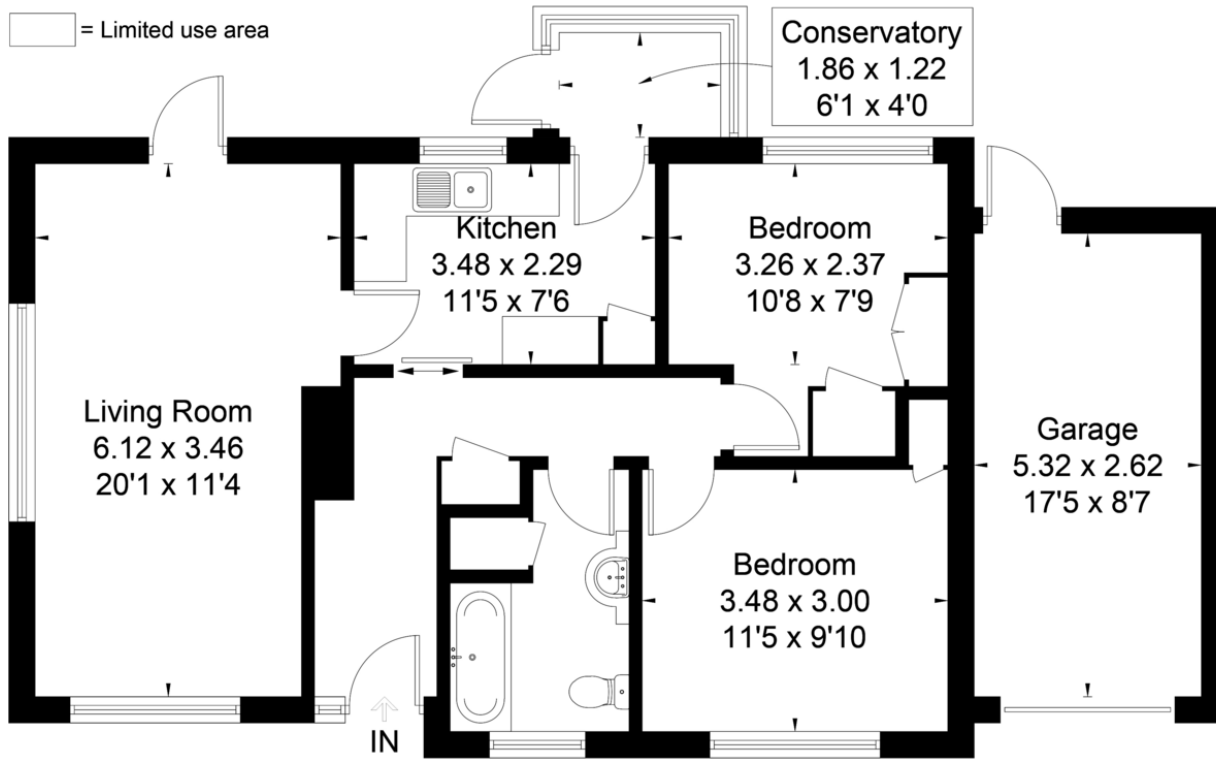
01793 781937



Approximate IPMS2 Floor Area = 69.1 sq m / 744 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Limited Use Area = 1.4 sq m / 15 sq ft
 Total = 84.4 sq m / 909 sq ft



= Limited use area



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229896



- 2 acres
- Post and railed paddocks
- Field Shelter/stable
- Genuine scope to modernize/extend/re-develop (STANC)
- Private drive
- Gardens
- Elevated position
- Far reaching views across Aldbourne and open countryside
- 2 bedroom bungalow, conservatory, garage
- Sought after village