



Brand New Four Bedroom Home with Spectacular Views

Guide Price £600,000

Winkworth

KANDAHAR, ALDBOURNE, SN8 2EE

Located at the end of a no-through road this brand new four bedroom, four bathroom home has a magnificent views across Aldbourne and the rolling hills behind.

This home is just one of two fabulous new homes in the beautiful village of Aldbourne.

This brand new individually designed home is located at the end of a no-through road, and boasts four bedrooms, four bathrooms and magnificent views across Aldbourne and the rolling hills behind.

Having been finished to an extremely high standard, this home benefits from an array of modern features. Accessed via steps up to the front door, you enter into the hall which provides access to the living accommodation and also the cloakroom. To the front of the house is a large lounge with bay window overlooking the view to the front, and at the rear is the large kitchen/dining room with modern fitted kitchen with integrated dishwasher, double oven, electric hob, quartz tops and a central island with seating space, and full width opening doors across the rear providing access to the large terrace. There is a utility room accessed from the kitchen with space for washing machine and dryer, and door to the rear garden. The ground floor benefits from underfloor heating.

Upstairs there are four double bedrooms all with their own ensuite bathrooms; the main bedroom has a bath in the ensuite and the three further bedrooms have ensuite shower rooms. The bathrooms are fitted with vanity units providing storage, back-lit mirrors and rainfall showers.

From the large terrace at the rear of the house, there is a sloped elevated garden area accessed via steps, and this has mature trees and hedgerows at the rear, providing the perfect space to unwind. (This space is ready for you to design as you wish).

The developers have connected the garden to the mains electricity, water and telecom cable should you wish to create a home office at the top of the garden.

At the front of the property there are three parking spaces. There is also an electric car charging point at the side of the property.



AT A GLANCE:

- Built in 2023
- Four Bedrooms
- Four Bathrooms
- Large Lounge
- Modern Kitchen with Integrated Appliances
- Utility Room
- Underfloor Heating Downstairs
- Three Parking Spaces
- Electric Charger Point

SERVICES:

Mains water, drainage, electricity and gas central heating

EPC: B

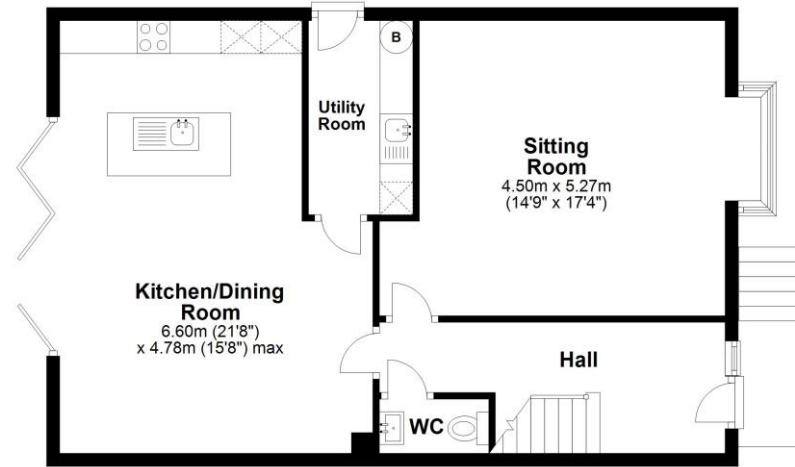
Council Tax Band: F

LOCATION

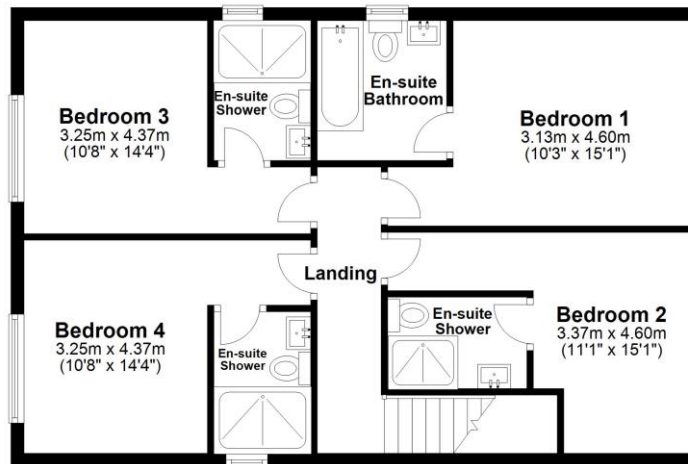
Set in an Area of Outstanding Natural Beauty, Aldbourne is a popular Wiltshire village with a vibrant community. It has two pubs, post office, cafe, shop, Ofsted rated 'outstanding' primary school, church and lots of clubs and societies from ballet to brass bands. It is located just outside the historical market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a cafe culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant, only two of the national names. Aldbourne offers excellent communication links with junction 15 of the M4 within easy driving distance, as is Hungerford train station (London Paddington 65



Ground Floor
Approx. 67.8 sq. metres (730.2 sq. feet)



First Floor
Approx. 67.0 sq. metres (720.9 sq. feet)



Total area: approx. 134.8 sq. metres (1451.0 sq. feet)

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