



A Rare Find!

Guide Price £950,000

Winkworth



TURNPIKE, ALDBOURNE, SN8 2BZ

Located in a sought-after cul-de-sac in the beautiful village of Aldbourne, this substantial four bedroom detached home is for sale with no onward chain.

Turnpike is one of the most desirable locations in Aldbourne and it's very rare that the houses come to the market. This fabulous home is for sale with no onward chain and is going to make the perfect home for a growing family.

You enter via the entrance hall that leads to the living area. The living room is at the front of the house with windows on two sides allowing this space to be filled with natural light. The gas coal-effect fire is the focal point of the room. At the rear, looking out to the garden, is the fabulous size kitchen/breakfast room. The kitchen has an abundance of cupboards and built-in fridge, dishwasher, double oven and electric hob. Accessed from the kitchen is a utility room with space for washing machine, tumble dryer and freestanding fridge/freezer. At the other end of the kitchen is the breakfast/dining area with doors leading out to the garden. There is a separate, good sized dining room, with an adjoining conservatory from which to enjoy views of the garden. Downstairs also benefits from a study and a cloakroom.

Upstairs the long landing provides access to the four bedrooms. Each bedroom has built in wardrobes, the main bedroom benefitting from a wall of built in wardrobes and a large ensuite with a bath and shower over. There is also a family bathroom with a shower cubicle.

To the rear is the delightful west facing garden which has a patio terrace accessed from the conservatory and breakfast room with steps up to the lawn area framed by borders stocked with mature shrubs, flowers and trees.

At the side of the house is a double garage and to the front a lawned area with hedging and mature shrubs. Parking for a number of cars is on a blocked paved drive.

Council Tax Band: F

EPC Band: D



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.

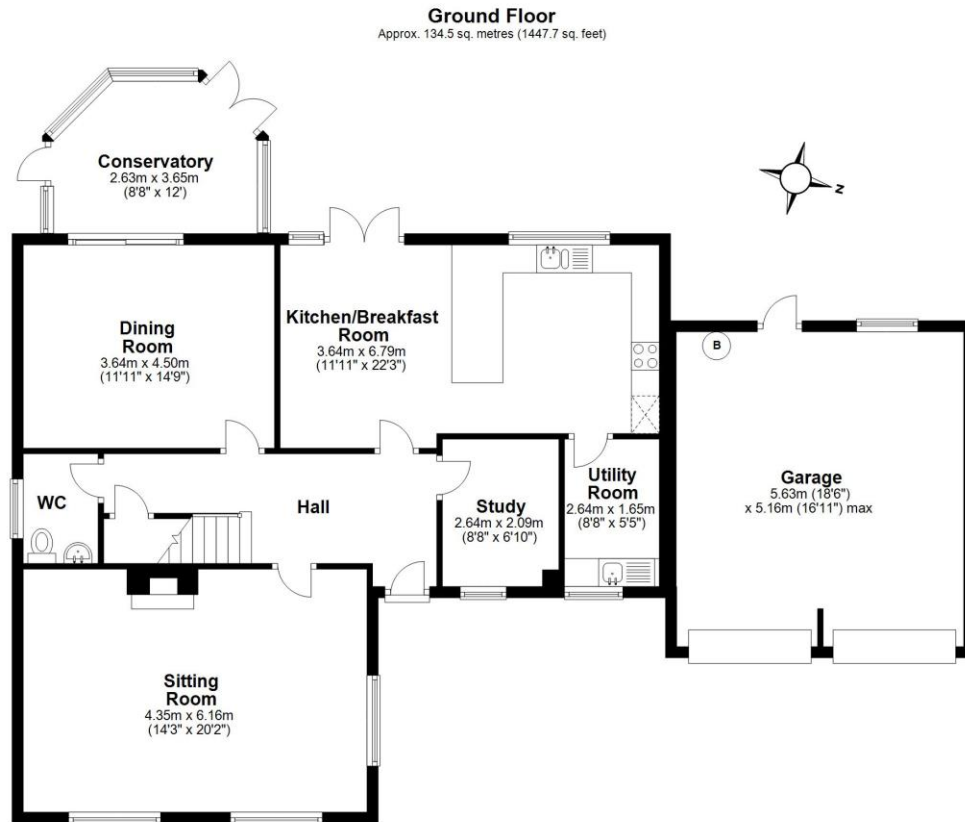
Aldbourn offers excellent communication links with junction 15 of the M4 within easy driving distance, as is Hungerford train station (London Paddington 65 mins).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Total area: approx. 229.7 sq. metres (2472.3 sq. feet)

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