



Charming Detached Cottage in Aldbourne

£425,000



THE GREEN Aldbourne SN8 2EN



For sale with no onward chain. Dawn Cottage is a beautiful three bedroom detached house located on The Green in Aldbourne.

This home has been sympathetically modernised and extended over the years and offers a wealth of character, from exposed beams to picture windows, as well as modern features. The accommodation is a great size and includes a good size kitchen / dining room with a range of shaker style fitted units and ceramic tiled floor, lounge with open fire and exposed brick chimney, three bedrooms all with built in wardrobes and a modern bathroom.

To the side of the cottage is an enclosed courtyard garden and a gravelled drive for one car.

Dawn Cottage is right in the heart of the beautiful village of Aldbourne and in the perfect location for the amenities the village offers.

AT A GLANCE

- Not Listed
- No Onwards Chain
- Three Bedroomed Detached Cottage
- Good Size Kitchen / Dining Room
- Lounge with Open Fire
- Modern Bathroom
- Courtyard Garden
- Parking

Services: Mains gas, electricity, water and drainage.

Council Tax Band: E

EPC Rating: D

Covenants/easements:None known

Flooding:No flooding







Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

General

Services: Mains water and drainage, electric and gas central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D.

Council Tax Band: E.

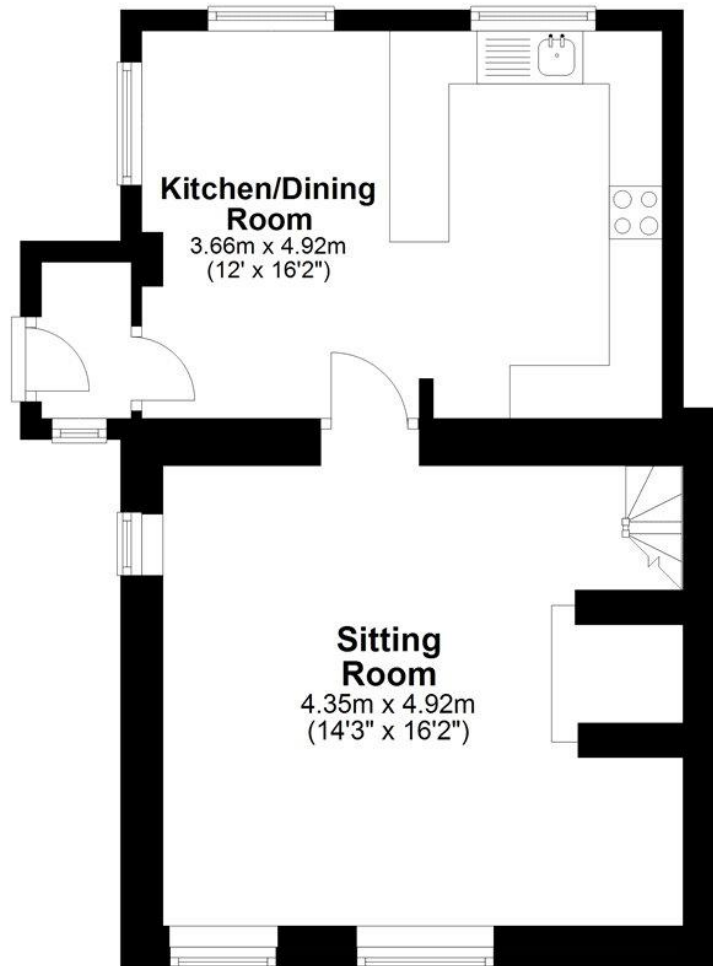
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>



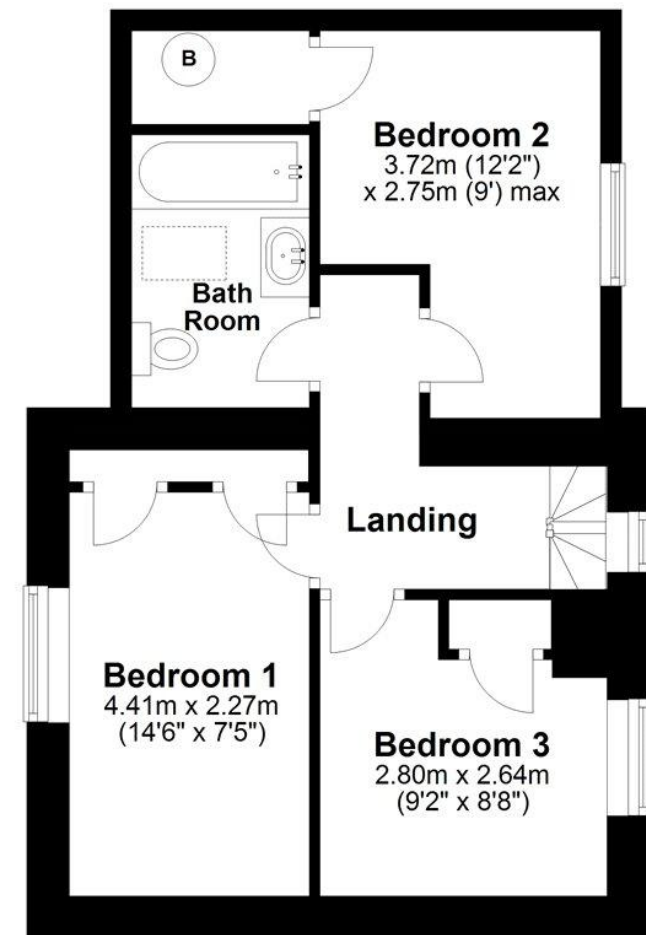
Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 sq. feet)