



**Charming Detached Cottage in Aldbourne**

£399,950



## 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





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.

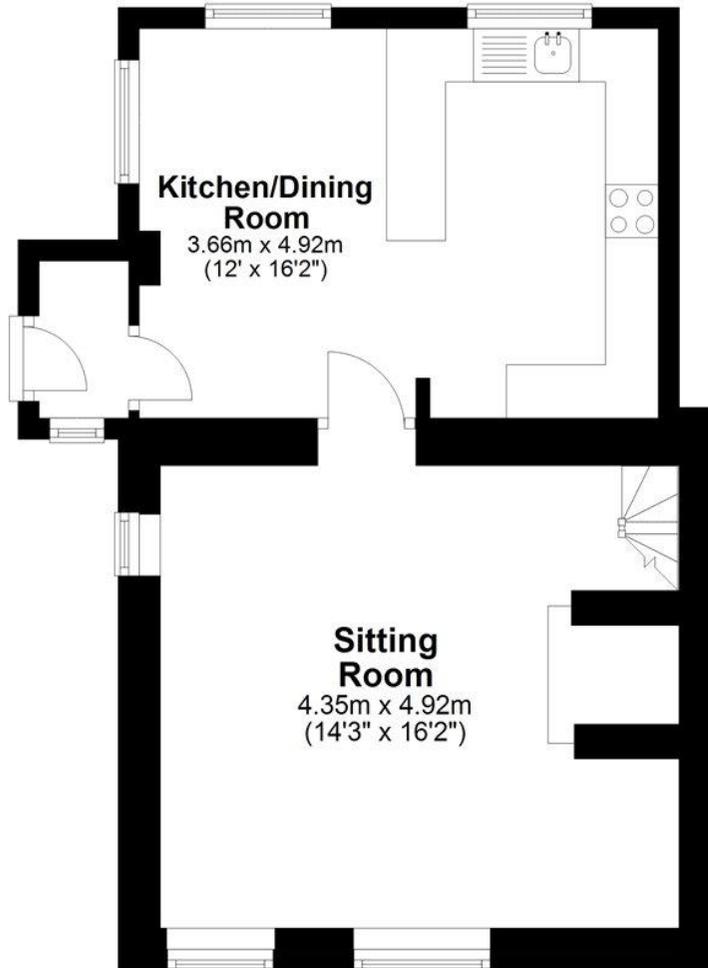
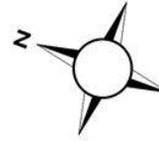
It is located just outside the historical market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a cafe culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant, only two of the national names.

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



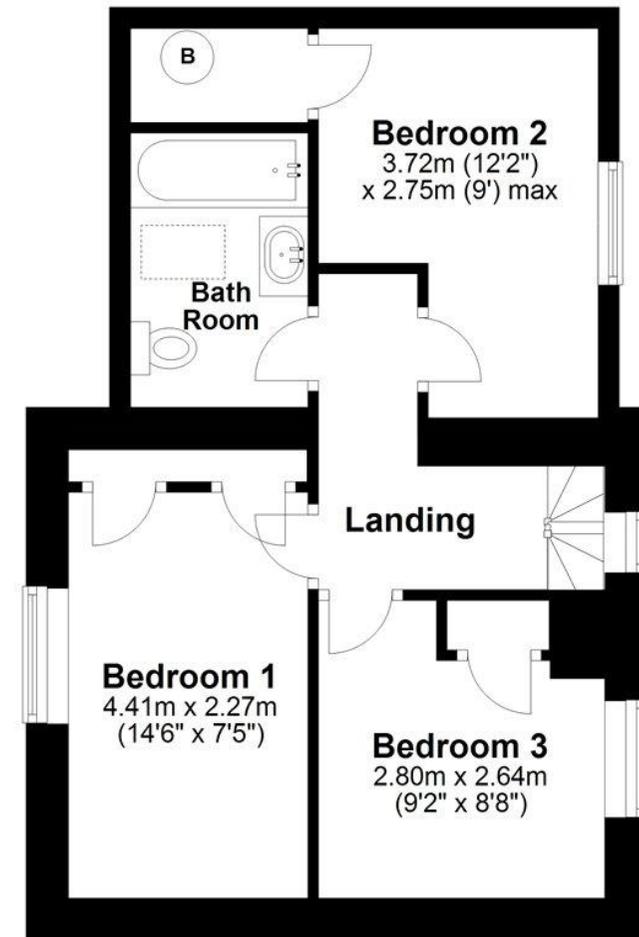
## Ground Floor

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)