



**Available from the beginning of November, a fabulous family home to rent in the heart of the popular village of Aldbourne**

**£3200 PCM**







**CASTLE STREET Aldbourne SN8 2DA**



**AT A GLANCE:**

Unfurnished but will include integrated fridge/freezer, dishwasher, free standing washing machine and dryer.

Pets considered

Available from the beginning of November

- Four Bedroomed Detached House in the idyllic village of Aldbourne
- Sitting Room with wood burner
- Snug
- Large open plan kitchen/Dining with trifold doors to the garden
- Utility room
- Cloakroom
- Master with dressing room and ensuite shower room
- Three Bedrooms
- Family bathroom with roll top bath and separate shower
- Double Garage with home office studio
- Driveway with ample parking
- Good size garden with terrace areas
- Excellent location a few minutes' walk to the primary school, village green and all the amenities

Dating back to the 1800's, Grays Cottage offers a wealth of charm and an abundance of original period features. Being just around the corner from the village itself, this home is perfectly placed for the sought-after village school and the wonderful local amenities Aldbourne offers.

This pretty double-fronted cottage is accessed via steps to the front door which leads into the hall and then flows into the cosy lounge with wood burner and exposed beams. Further along the hall is the family room with useful utility and downstairs cloakroom adjoining.

The pièce de résistance of Grays Cottage is the fabulous kitchen and oak framed dining area which benefits from underfloor heating. With the exposed beams and tri-fold doors that bring the outside in, this is such a wonderful room. The kitchen is fully fitted with a range of appliances and cupboards, breakfast bar and is the perfect space to enjoy this home and family life.

The first floor has four bedrooms with the master bedroom in the oak frame extension which has a real wow factor with its vaulted ceilings, dressing area and ensuite shower room. There is a family bathroom with roll top bath and separate shower.

The secluded rear garden is south-west facing so has the sun all day long to enjoy the lawn and terrace areas. The end of the garden enjoys views over the downs. This is a real entertaining space.

A huge benefit to this already fabulous home is the home office studio over the double garage, accessed by an external staircase and door, this can also double up as guest accommodation.





## Situation

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 mins).

## General

Services: Mains water and drainage. Gas central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D.

Council Tax Band: E.

Postcode: SN8 2DA

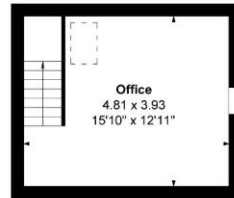
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

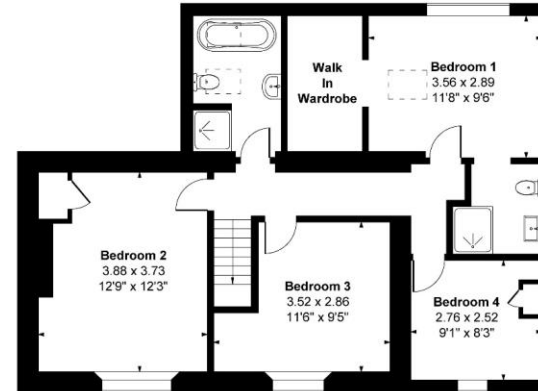


## Grays Cottage

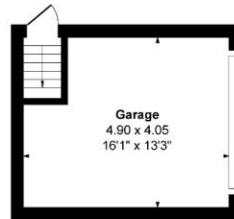
Approximate Gross Internal Area  
 Main House = 181 sq m (1953 sq ft)  
 Garage = 40 sq m (426 sq ft)  
 Total = 221 sq m (2379 sq ft)



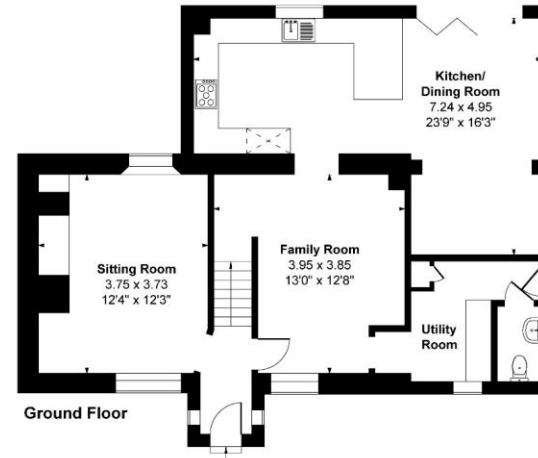
Garage First Floor



First Floor



Garage Ground Floor



Ground Floor

© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.