



Southward House

1 Farm Lane, Aldbourne, Marlborough, Wiltshire

A handsome six-bedroom period house with delightful garden, in an idyllic North Wessex Downs village setting

A fine red brick period house with a wealth of attractive accommodation and various splendid original details, set in a sought-after position in the heart of the idyllic village of Aldbourne. The property features generous, airy reception rooms, and a beautifully landscaped, well-maintained south-facing garden.



3 RECEPTION ROOMS



6 BEDROOMS



2 BATHROOMS



GARAGING



GARDEN



FREEHOLD



VILLAGE



3,393 SQ FT



OFFERS IN EXCESS OF £1,400,000

The property

Southward House is an impressive Grade II listed six-bedroom detached home with plenty of period character, in a desirable village setting. The property features large sash windows, exposed timber beams and original fireplaces, and offers three comfortable, flexible reception rooms and up to six bedrooms. The reception rooms include the inviting family room with its timber beams, Jotul wood burning stove and an old bread oven with French doors opening onto the rear garden and welcoming plenty of natural light. A separate staircase leads from the family room to a first-floor store, which could be converted to provide further living accommodation, subject to the necessary consents. There is also a splendid drawing room with a dual aspect, a large jetmaster fireplace and built-in shelving, as well as a study/dining room, while the kitchen is fitted with farmhouse-style units for storage and an Aga, set into the old inglenook fireplace. The kitchen also provides space for a dining table, with further storage available in the utility room and substantial cellar. On the first floor there are three well-presented double bedrooms, including the

principal bedroom with its built-in wardrobes and en suite bathroom, which has an over-bath shower. The first floor also has a family bathroom. On the second floor there are a further two bedrooms, one of which is a useful bedroom suite of two directly connected rooms with a dressing room in between.

Outside

The house is set in a peaceful residential area within moments of the village centre. The driveway to Southward House is located off Southfield, a quiet cul-de-sac, with the gravel driveway leading through a wooded area and providing plenty of parking in front of the house. There are two spacious modern garages with a workshop to one side and also substantial storage space above. There is a 400 year old barn offering a great space for parties, which also has useful storage space above. Both buildings have potential for conversion, subject to all necessary consents. The lovely partly walled south facing garden is mostly to the rear and includes a patio area across the back of the house for al fresco dining, with a pristine, level lawn beyond, which features a central pond, providing a haven for wildlife.



There are several mature fruit trees and other mature specimen trees, and the grounds also include a lovely summerhouse for all-year use, as well as a former tennis court, requiring restoration.

Location

The charming village of Aldbourne is set in the heart of the beautiful North Wessex Downs National Landscape, seven miles and eight miles respectively from the historic market towns of Hungerford and Marlborough. Aldbourne provides a range of everyday amenities, including local shops, pubs and cafés, while Marlborough has a picturesque High Street with plenty of historic buildings, and various amenities, including a good choice of high street and independent shops, restaurants and cafés. There is a primary school in Aldbourne rated outstanding, and several excellent schools in Marlborough. The area is well connected by road, with the A4 providing easy access towards Chippenham, Newbury and Bath. The M4 is just eight miles away, while mainline rail services can be found in Hungerford or Swindon.

Distances

- Hungerford 7 miles
- Marlborough 8 miles
- Newbury 15 miles

Nearby Stations

- Hungerford (Paddington from 50 mins)
- Swindon (Paddington from 49 mins)

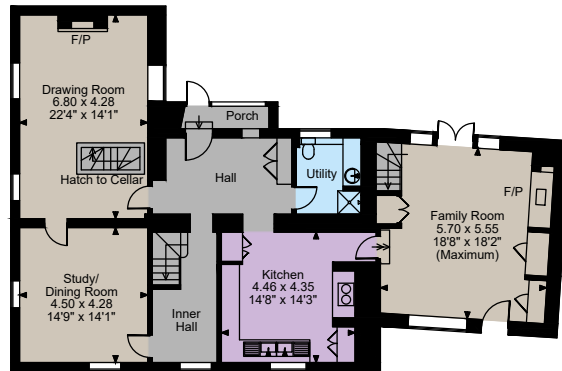
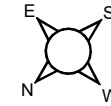
Key Locations

- Savernake Forest
- Marlborough town
- Avebury Stone Circle (World's largest)

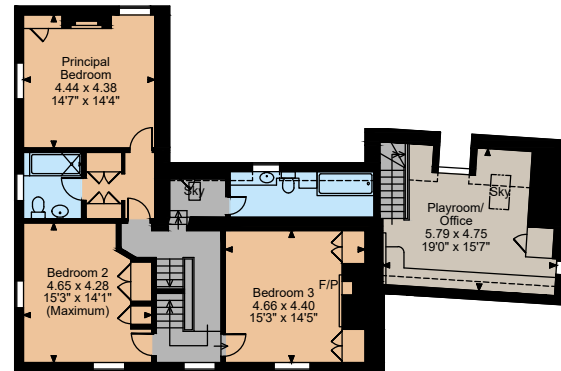
Nearby Schools

- Marlborough College
- Pinewood Prep School
- St Michael's Primary School Aldbourne, and Aldbourne pre-school, both rated Outstanding by Ofsted
- Preshute Primary School
- Ramsbury Primary School

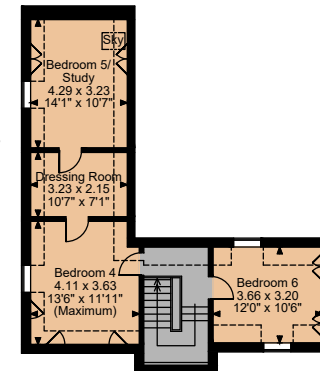




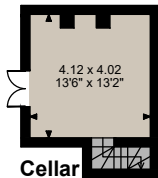
Ground Floor



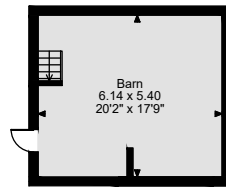
First Floor



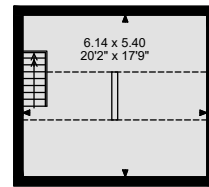
Second Floor



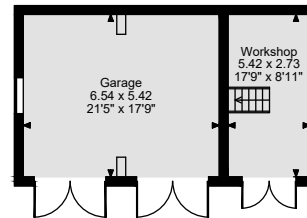
Cellar



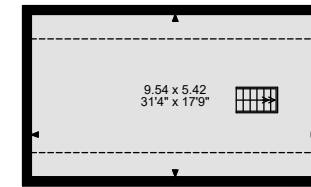
Ground Floor Barn



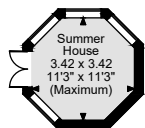
Floor Above Barn



Ground Floor



Floor Above Garage



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

House internal area 3,393 sq ft (315 sq m)
For identification purposes only.

Directions

SN8 2DS

what3words: ///spreads.headboard.biked

General

Local Authority: Wiltshire Council

Services: Mains water, electricity and drainage. Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

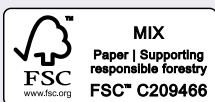
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Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com
struttandparker.com



@struttandparker

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