



The Green, Aldbourne, SN8 2BW

guide price **£300,000 - £350,000**

**richard
james**



freehold

NO ONWARD CHAIN

Discover the timeless allure of 1 The Green, a Grade II Listed property, exuding character reminiscent of the Georgian period. This property, adorned with high ceilings and expansive ground-floor windows, has a rich history, having served as a village shop and later as the beloved Raffles restaurant, etched in the memories of locals. Meticulously converted in 2005, the house seamlessly combines period charm with contemporary amenities, featuring a modern Kitchen/Dining Room, first floor Bathroom and underfloor heating throughout the ground floor.

The Sitting Room, bathed in natural light through its large front windows, exudes a spacious and inviting ambiance. Glazed double doors connect to the spacious Kitchen/Dining Room, offering ample space for a table and a convenient door to the courtyard. Ascend the stairs from the Sitting Room to the first floor landing, revealing two double bedrooms that share a generously sized Bathroom. The front bedroom boasts a sizable walk-in cupboard with a ladder leading to a loft room—a versatile space for hobbies or potential additional accommodation, subject to consents.

To the outside, step through the glazed door from the Kitchen onto the shared west-facing courtyard, exclusively owned by 1 The Green. The courtyard provides access to the neighboring cottage. On the opposite end, a single garage with lighting and power, held on a long leasehold, completes the outdoor amenities.



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Nestled in the thriving and welcoming community of Aldbourne, this village boasts an array of excellent amenities. Residents enjoy the convenience of a post office/cafe, a well-stocked co-operative store, a village library, tennis court, St Michael's Primary School, a grand village church, two public houses, and a takeaway. The community is vibrant, offering diverse activities and clubs such as a heritage center, tennis club, drama group, Youth Council, Community Junction, and a nationally-recognized brass band, among others.

For broader access to facilities, the nearby town of Hungerford, just 7 miles away, provides a rail link to Reading and London. Additionally, the market town of Marlborough, situated approximately 8 miles southwest, offers a plethora of shops and amenities. Aldbourne is surrounded by picturesque countryside, featuring scenic bridleways, ideal for walking and mountain biking enthusiasts. Conveniently, the M4 junction 15 is easily reachable, enhancing connectivity to wider destination.

Council Tax Band: D



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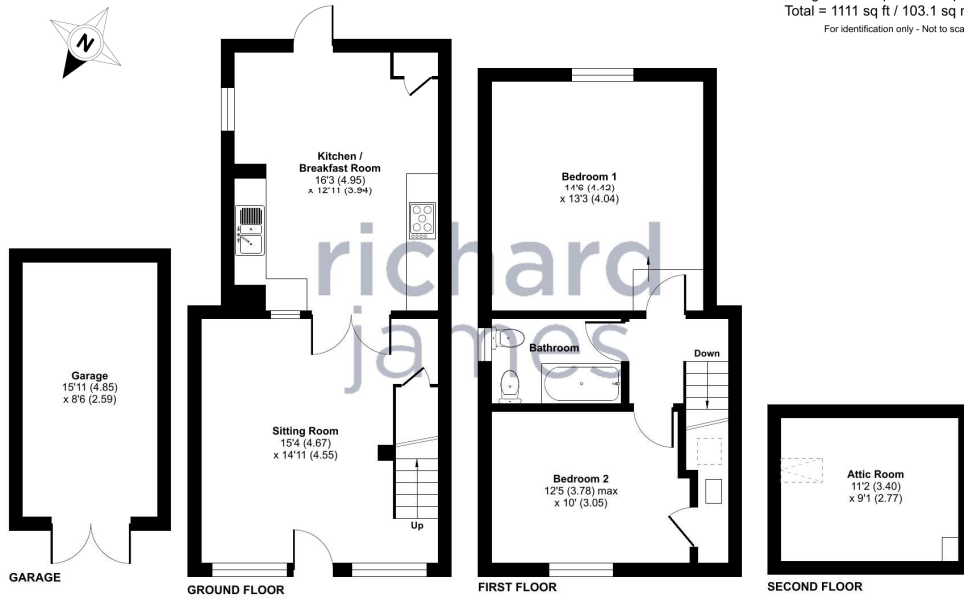


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Approximate Area = 975 sq ft / 90.5 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1111 sq ft / 103.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1092053

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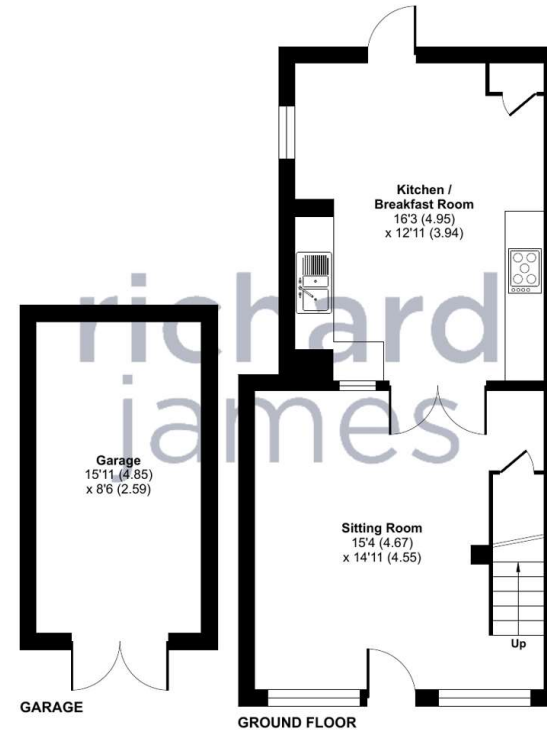
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3. All Measurements are approximate.

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