



**CORONEL BUNGALOW,  
ALDBOURNE**

**Carter Jonas**



# CORONEL BUNGALOW, ALDBOURNE, SN8 2JZ

## AMENITIES

- Detached Property
- Four Bedrooms
- Garden
- Barn
- Garage and store
- Games Room
- 15.7 Acres
- Rural Location
- Potential for Development
- Equestrian Potential

## SITUATION

Aldbourne, which is a delightful downland village on the Wiltshire/Berkshire borders and an Area of Outstanding Natural Beauty. Properties range from pretty whitewashed thatched cottages to large formal Georgian houses. The village is well served by a local Post Office, grocery store, primary school, churches, cafes and public houses. It is within a short drive of both market towns of Marlborough and Hungerford, 7 miles and 8 miles respectively, each with excellent shopping facilities and schools. Swindon with shopping centre and main line station with fast trains (Paddington 55 minutes) is about 9 miles. Hungerford train station is about 7 miles away with access to London Paddington and Reading. The M4 motorway junctions 15 (Chiseldon) and 14 (Shefford Woodlands) are within 6 and 9 miles.

## DESCRIPTION

Coronel Bungalow is detached property, in a secluded spot just outside the village of Aldbourne set within 15.7 acres with uninterrupted rural views.

Coronel Bungalow offers fantastic development opportunity to either extend the current footprint of the property or to demolish the bungalow and build a unique detached family home, subject to obtaining the necessary planning permissions.

With ample acreage, the property could make for an ideal equestrian facility, as there is dual access to the grounds and the adjacent field has its own five-bar gate access, making it the perfect spot for letting the horses out or for schooling.

The property comprises of four double bedrooms, one of which could be utilised as a dining room if required, a sitting room, kitchen breakfast room, family bathroom, cloakroom and a boot room.

In the grounds of the property is a large agricultural barn with power and lighting and a roll up door. There is also a large detached potting shed, which the current owners use as a games room, with an adjoining garage and storage shed. Subject to planning this could be converted into a detached annexe.

**A RARE AND EXCITING OPPORTUNITY TO ACQUIRE THIS DETACHED PROPERTY SET WITHIN 15.7 ACRES, WITH POTENTIAL FOR DEVELOPMENT, SUBJECT TO PLANNING.**



## OUTSIDE

The house is approached via a five-bar gate to a gravel driveway providing ample parking for several vehicles. A separate entrance way provides access to an area of hardstanding and to the agricultural barn, garage, store and potting shed. The main garden is laid to lawn with mature hedging and a variety of trees. In total the plot extends to 15.7 acres, the majority of which being agricultural land and has recently had three year grass ley seeded.

**GUIDE PRICE:** £1,500,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office









Classification L2 - Business Data

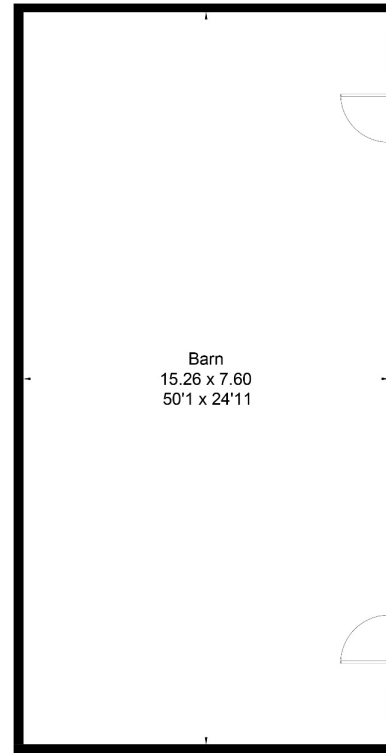
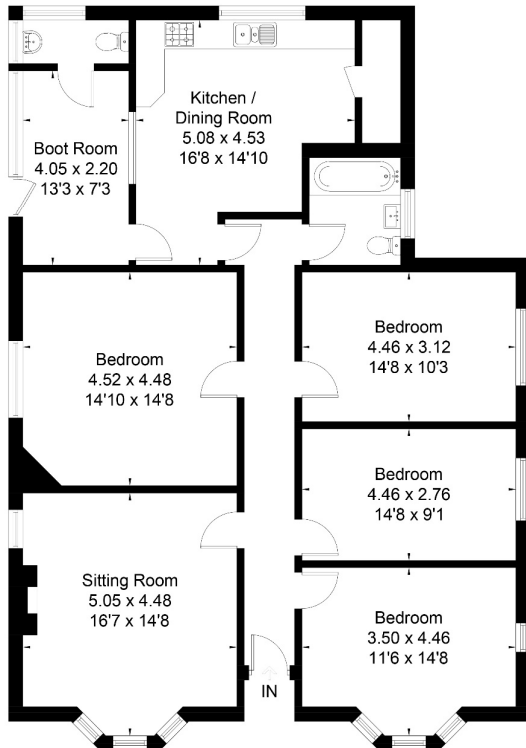


Coronel Bungalow, Aldbourne Marlborough, SN8  
 Approximate Area = 1452 sq ft / 134.9 sq m  
 Outbuildings = 2177 sq ft / 202.3 sq m  
 Total = 3629 sq ft / 337.2 sq m  
 (Including Garage)



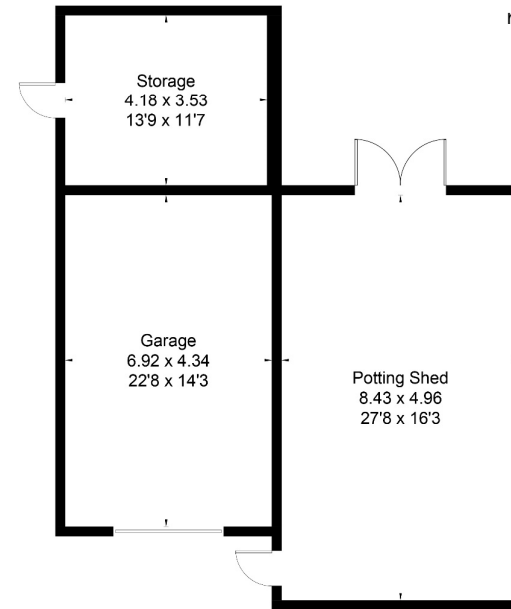
#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, septic tank drainage. Gas fired central heating.
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website



(Not Shown In Actual Location / Orientation)

#### Outbuildings



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68848

**Marlborough 01672 514 916**

93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**

Offices throughout the UK

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data