



44 Church Street  
Great Bedwyn, Wiltshire, SN8 3PQ





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Guide £525,000

A spacious detached chalet bungalow with great potential, in a sought after location in the village of Great Bedwyn.

## Description

The property has versatile accommodation with oil fired heating. On the ground floor there is a kitchen and a sitting room with a feature fireplace, a separate dining room, a study and a conservatory. There are also two double bedrooms and a bathroom on the ground floor. On the first floor there are two large bedrooms and a bathroom. Outside there is a driveway to the garage and a lawned garden and at the rear of the property there is a large mature garden with lawn, shrubs and trees. NO ONWARD CHAIN.

## Great Bedwyn

Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12<sup>th</sup> century church, public house, doctors surgery and primary school. The railway station gives access to Hungerford, Newbury, Reading and London (Paddington) and the M4 can be joined at junctions 14 and 15.

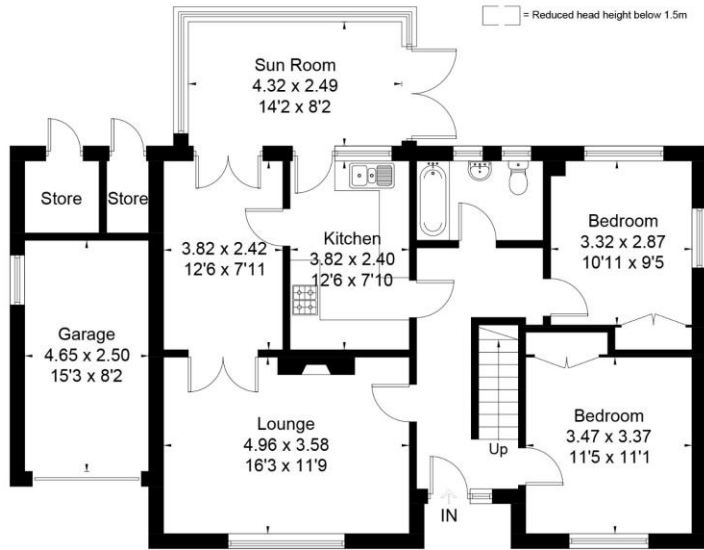
## Directions

From our office turn left up the High Street, continue on the A338 for approx. 5 miles and turn right signposted Great Bedwyn. On reaching the village, cross the two bridges and take the second left turn into Church Street. No.44 will be found along on the left hand side.

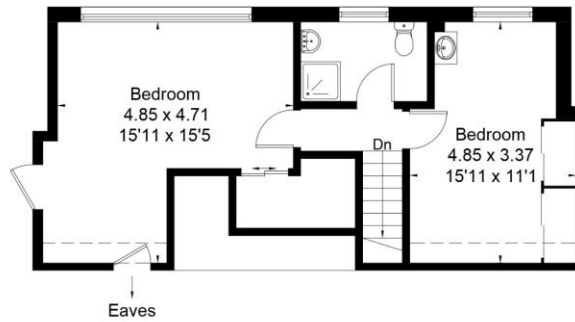
- Entrance Hall
- Ground Floor Bathroom
- Sitting Room
- Dining Room
- Ground Floor Bedroom
- Study/Bedroom
- Kitchen
- Two First Floor Bedrooms
- First Floor Shower Room
- Garage
- Driveway
- Gardens



Approximate Floor Area = 138.2 sq m / 1487 sq ft  
 Garage / Stores = 15.4 sq m / 166 sq ft  
 Total = 153.6 sq m / 1653 sq ft  
 Including Limited Use Area (4.2 sq m / 45 sq ft)



Ground Floor



First Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

**Covered Porch**  
UPVC front door:-

**Entrance Hall**  
Stairs to first floor. Understairs recess.

**Bathroom**  
A white suite comprising, wash hand basin and w.c. Fully tiled walls. Heated towel rail.

**Sitting Room**  
16' 3" (4.95m) x 11' 8" (3.56m). Feature stone fireplace with living flame gas fire. Radiator. Double doors to:-

**Dining Room**  
12' 6" (3.81m) x 8' (2.44m). Wall light points. Radiator. Double doors to conservatory.

**Study/Bedroom**  
11' 7" (3.53m) x 11' 4" (3.45m). Radiator. Built-in cupboard.

**Kitchen**  
12' (3.66m) x 7' 9" (2.36m). A range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine and dishwasher. Built-in oven, hob and extractor. Oil fired boiler for domestic hot water and central heating.

**Conservatory**  
14'9" (4.5m) x 8'9" (2.67m). UPVC windows and doors. Double radiator. Vinyl flooring.

**Ground Floor Bedroom**  
12' (3.66m) x 9' 6" (2.9m). Double built-in wardrobe. Radiator.

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

**Staircase gives access to landing**  
Store cupboard.

**Bedroom**  
16' (4.88m) max x 16' 6" (5.03m) max. Built-in store cupboard. Eaves storage. Radiator. Door to balcony.

**Bedroom**  
16' (4.88m) x 9' 6" (2.9m). Two double built-in wardrobes. Vanity unit with basin. Radiator.

**Shower Room**  
Fully tiled with a shower enclosure, wash hand basin and w.c. Heated towel rail.

**Garage**  
With a roller door. Rear door to garden.

**At the front of the property is**  
A paved driveway with wrought iron gates and a lawned garden with mature shrubs and hedges. Paved footpath and side access.

**At the rear of the property is**  
A good sized mainly lawned garden with a patio and established shrubs and trees. Outside lights and tap. Oil tank. Store cupboard.

**Services**  
All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

