



# 9 Foxbury Place

Great Bedwyn, Wiltshire, SN8 3PL





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Guide £250,000

An attractive Grade II listed retirement cottage situated in a distinctive courtyard development in the heart of Great Bedwyn.

## Description

The accommodation includes a separate hall from which the stairs lead and a generous downstairs shower room. There is a good sized reception room with access in to the conservatory. This is a valuable extension to the living space and overlooks the garden. The kitchen has a tasteful range of Shaker style units. On the first floor there are two bedrooms, one of which has built-in wardrobes. There is also a spacious bathroom finished in traditional white with good natural light from a velux window. Outside there is a private garden together with mature communal gardens. The development benefits from residents parking, car ports and laundry room if required. For peace of mind, there is access to a 'Lifeline' alarm system.

## Please note:

The property is available to those over 55 years of age.

## Great Bedwyn

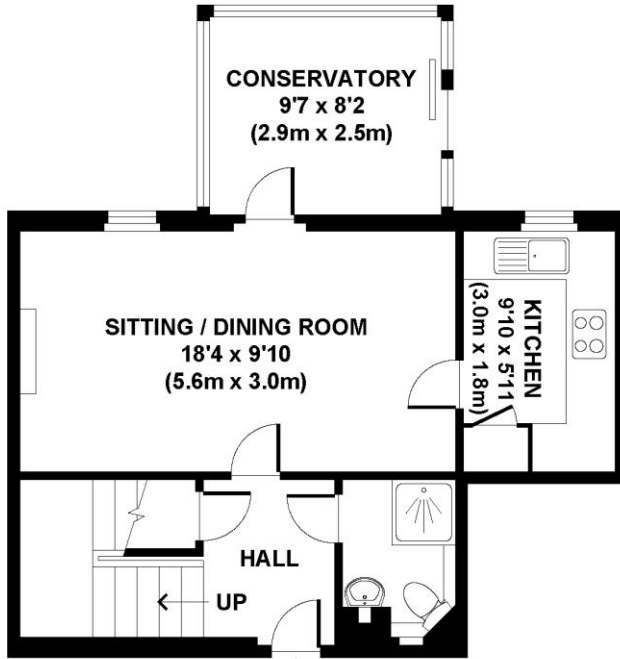
Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12<sup>th</sup> century church, public house, doctors surgery and primary school. The railway station gives access to Hungerford, Newbury, Reading and London (Paddington)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

## Directions

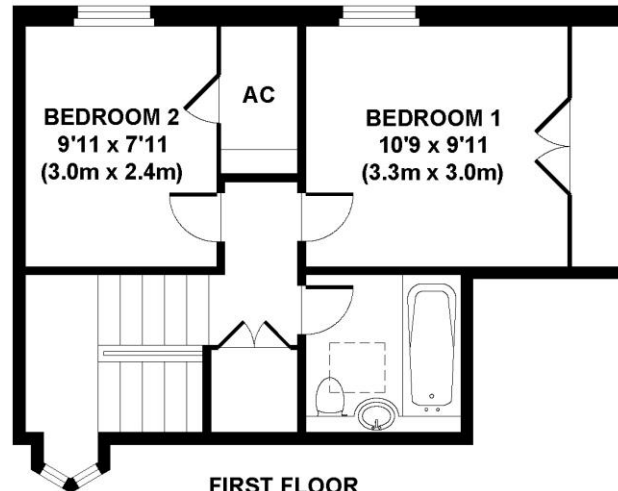
From our office turn left up the High Street, continue on the A338 for approx. 5 miles and turn right signposted Great Bedwyn. On reaching the village cross the two bridges, continue along the High Street and Foxbury Place is along on the left hand side.



- Entrance Hall
- Cloakroom/Shower Room
- Sitting Room
- Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- Private Garden
- Communal Gardens
- Car Ports
- Laundry Room



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 456 SQ FT**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 379 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 835 SQ FT / 78 SQ M**



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

Door to:-

#### Entrance Hall

Night storage heater. Built-in cupboard.

#### Cloakroom/Shower Room

Shower enclosure, wash hand basin and w.c. Tiled surrounds.

#### Sitting Room

18' 4" (5.6m) x 9' 10" (3m). Feature fire surround (not open). Night storage heater. Door to:-

#### Conservatory

9' 7" (2.92m) x 8' 2" (2.49m). A double glazed construction with sliding doors to the garden.

#### Kitchen

9' 10" (3m) x 5' 11" (1.8m). With a range of Shaker style units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Corner carousel unit. Appliance space.

#### Staircase gives access to landing

Cupboard with plumbing for automatic washing machine.

#### Bedroom 1

10' 9" (3.3m) x 9' 11" (3.02m). Built-in wardrobes. Night storage heater.

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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.

#### Bedroom 2

9' 11" (3.02m) x 7' 11" (2.41m). Airing cupboard with hot water tank and immersion heater.

#### Bathroom

A white suite comprising twin grip panelled bath, wash hand basin and w.c. Tiled surrounds. Heated towel rail. Light with shaver point.

#### At the front of the property is

A shrub border and block paved pathway to the cottage.

#### At the rear of the property is

An area of garden with paving and shrub borders enclosed by wooden fencing with a gate to the communal gardens.

#### Lease

The remainder of a 999 year lease which commenced 1986.

#### Ground Rent

To be confirmed.

#### Maintenance Charge

Currently £276.54 per month.

#### 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		87   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

