



# 7 Church Street

Little Bedwyn, Marlborough, Wiltshire, SN8 3JQ







# 7 Church Street

Little Bedwyn, Marlborough, Wiltshire, SN8 3JQ

Guide £1,100,000

An individual detached house with lovely mature gardens, situated in the hamlet of Little Bedwyn.

## Description

The property has been extended over the years to create a very comfortable and distinctive home. The generous ground floor accommodation flows well and includes good hall space with a woodburning stove and a living room with a fireplace and walk-through study. There is also a conservatory with access to a paved terrace and views over the garden. The kitchen has a range of light wood units and space for a table. A large utility room has space for the main appliances, a larder cupboard and a door to the garden. The part-vaulted sitting room is a particular feature with a woodburning stove, door to garden and a mezzanine library area. On the first floor there are five bedrooms in all, although one could be used as a dressing room. The main bedroom has an en-suite bathroom and there is also a second family bathroom. Outside there is a detached garage to the side and that includes a wine cellar plus a driveway to the side. The gardens are fabulous, with thoughtful and varied planting to create good seasonal interest, paved terraces and a pleasant backdrop. A viewing is strongly advised to fully appreciate the overall qualities of this unique village house.

## Little Bedwyn

Little Bedwyn is a village on the River Dunn in Wiltshire, about 3 miles south-west of the market town of Hungerford in neighbouring Berkshire.

The Kennet and Avon Canal and the Reading to Taunton railway line follow the Dun and pass through the village. The railway can be joined at Great Bedwyn or Hungerford and the M4 motorway can be joined at Junctions 14 or 15.

## Directions

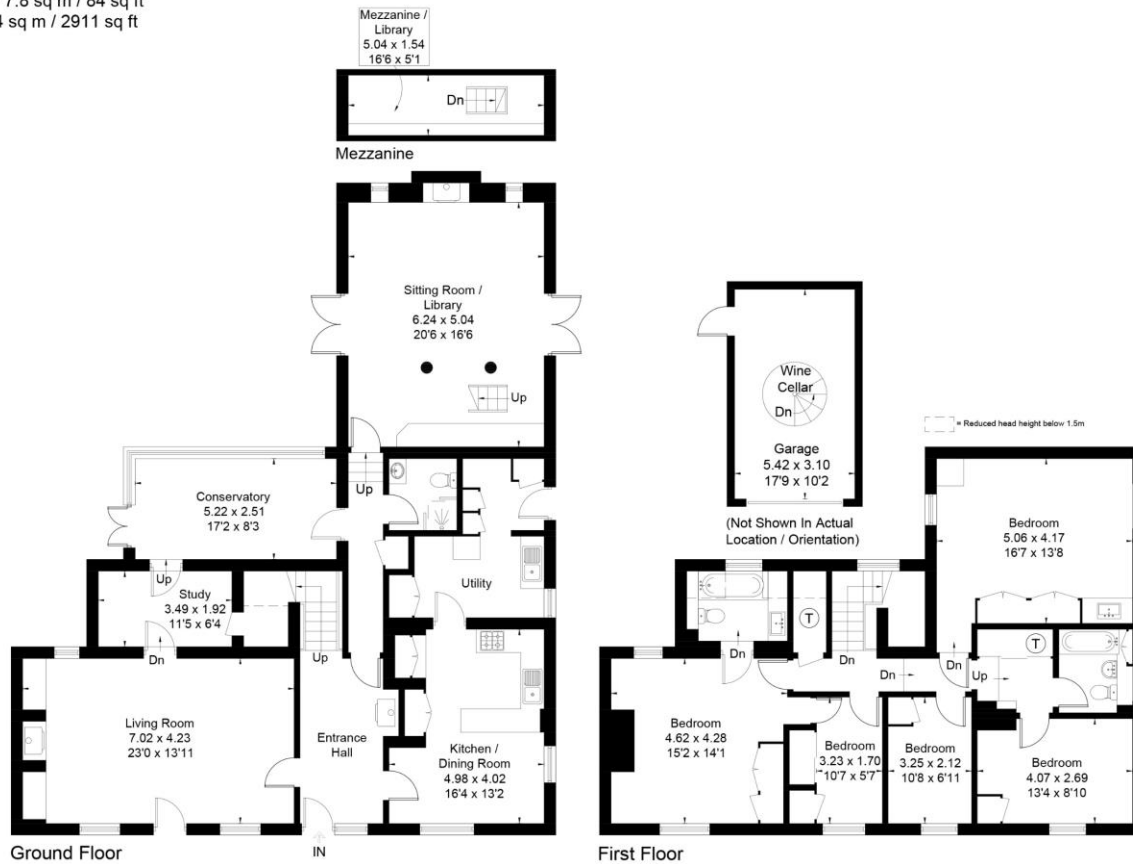
From our office turn right down the High Street, left at The Bear Hotel and continue towards Froxfield. Just before The Pelican pub turn left and continue towards Little Bedwyn. On reaching the village, follow the road round to the right and over the canal. Turn right at the T junction and first right into Church Street and No.7 is on the left hand side.

- Entrance Hall
- Living Room
- Study
- Conservatory
- Inner Hall
- Shower Room
- Sitting Room/Library
- Kitchen/Dining Area
- Utility
- Five Bedrooms
- En-Suite Bathroom & Family Bathroom
- Garage
- Gardens





Approximate Floor Area = 245.9 sq m / 2647 sq ft  
 Garage = 16.7 sq m / 180 sq ft  
 Mezzanine = 7.8 sq m / 84 sq ft  
 Total = 270.4 sq m / 2911 sq ft



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

Door to:-

#### Entrance Hall

'Jotul' woodburning stove. Quarry tiled floor. Electric panel heater.

#### Living Room

Woodburning stove with a brick fireplace and beam over. Electric panel heaters. Door to front.

#### Study

Quarry tiled floor. Electric panel heater. Built-in cupboard.

#### Conservatory

A part brick and double glazed construction with a glass roof and doors to the garden.

#### Inner Hall

Quarry tiled floor. Built-in cupboard.

#### Shower Room

With a shower enclosure, w.c. and wash hand basin with a cupboard below. Heated towel rail. Extractor fan.

#### Sitting Room/Library

A part-vaulted room with a 'Jotul' woodburning stove. Doors to garden. Steps to a mezzanine library area.

#### Kitchen/Dining Area

Fitted with a range of light wood wall and base units with tiled work surfaces and surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Quarry tiled floor. Space for a table. Electric panel heater.

#### Utility

With a further range of wall and base units. Larder cupboard. Plumbing for automatic washing machine and dishwasher. Appliance space. Quarry tiled floor. Door to garden.

#### Staircase gives access to landing

Two airing cupboards with hot water tanks. Access to loft space.

#### Bedroom 1

Built-in wardrobes. Electric panel heater.

#### En-Suite Bathroom

A white suite comprising panelled bath, wash hand basin and w.c.

#### Bedroom 2

Built-in wardrobes. Electric panel heater. Wash hand basin with a cupboard below.

#### Bedroom 3

Built-in cupboard. Electric panel heater.

#### Bedroom 4

Built-in cupboard. Electric panel heater.

#### Bedroom 5/Dressing Room

With access from the landing and Bedroom 1. Built-in wardrobes. Electric panel heater.

#### Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and w.c. Heated towel rail. Built-in cupboards.

#### Garage

To the side with a metal door, light and power. There is also a wine cellar located within the garage. Driveway to the side.

#### Outside

There are fabulous landscaped gardens that have been thoughtfully laid out and planted to provide incredibly good structure, variety and interest to include mature trees, shrubs and topiary. There are very pleasant seating areas and a lovely natural area beyond the formal gardens. The gardens really are a particular feature of the property and with a pleasant backdrop too.

#### 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		73   C
55-68	D		
39-54	E		
21-38	F	34   F	
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

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

