



Brew House

39 Farm Lane, Great Bedwyn, Wiltshire, SN8 3LU





Brew House

39 Farm Lane, Great Bedwyn, Wiltshire, SN8 3LU

Guide £975,000

A stunning character property situated in the heart of the ever popular village of Great Bedwyn.

Description

The very distinctive accommodation includes good hall space and a spacious cloakroom. The vaulted sitting room has a woodburning stove, exposed floorboards and two sets of French doors to the garden. A spiral staircase leads to a mezzanine which is ideal as an overflow bedroom or study. The open plan kitchen/dining/family room is a particularly sociable area with clearly defined spaces, good natural light and doors to the outside. The kitchen has a range of bespoke units, fitted bench seating and a stable door to the rear. The inner hall leads to the four bedrooms, with exposed beams and window shutters. The main bedroom has a tastefully fitted shower room and the family bathroom is finished in a traditional style. Outside there is a gated driveway for off road parking and this is a particular benefit for a property in such a central location. The gardens are laid mainly to lawn with borders, shrubs, mature cherry tree and seating area. A viewing is strongly advised to fully appreciate the overall qualities and attention to detail shown throughout this unique village house.

Great Bedwyn

Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12th 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.

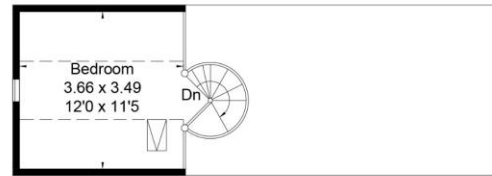
Directions

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 right turn into Farm Lane. No.39 will be found on the left hand side.

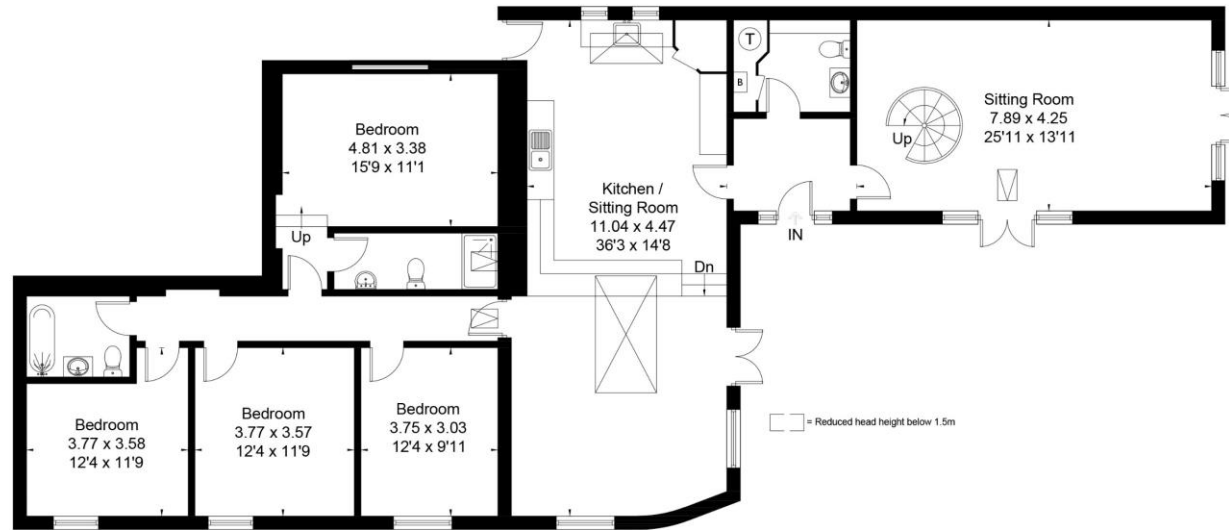
- Entrance Hall
- Cloakroom
- Sitting Room
- Mezzanine Bedroom/Study
- Kitchen/Dining/Family Room
- Inner Hall
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Gardens



Approximate Area = 190.4 sq m / 2049 sq ft
Including Limited Use Area (8.0 sq m / 86 sq ft)



Mezzanine First Floor



Ground Floor



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

Door to:-

Entrance Hall

Limestone finish floor.

Cloakroom

A traditional white suite comprising wash hand basin and w.c. Built-in cupboard. Appliance space. Limestone finish flooring.

Sitting Room

A fabulous vaulted room with 'Penguin' woodburning stove and Exposed fire. Exposed floorboards. Two sets of French doors to garden. Spiral staircase to:-

Mezzanine Bedroom/Study

Kitchen/Dining/Family Room

A fabulous open plan space, but with clearly defined areas. Fitted with a bespoke range of wall and base units, larder cupboard, drawers, pull-out bin, granite work surfaces over and tiled upstands. Double Belfast style sink. Space for a range cooker and American style fridge/freezer. Stable door to rear. Fitted bench seating. Steps to family room with a distinctive roof light and French doors to the front. Fitted shelving. Limestone finish flooring.

Inner Hall

Bedroom 1

Exposed beams.

En-Suite Shower Room

With a generous shower enclosure, wash hand basin and w.c. 'Mosaic' Floor tiling and part-panelled walls.

Bedroom 2

Exposed beam.

Bedroom 3

Exposed beam.

Bedroom 4

Exposed beam.

Bathroom

With a roll-top bath and a traditional shower fitment over, wash hand basin and w.c. Tiled floor. Extractor fan. Heated towel rail. Part-panelled walls.

Outside

Double gates lead to a Cotswold stone covered driveway for off road parking. Steps lead to a mainly lawned garden with shrubs, a mature cherry tree and seating area. Outside lighting, tap and power point.

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.



110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

