



Sycamore House

Coster View, Great Bedwyn, Wiltshire, SN8 3NS





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Guide £650,000

A well proportioned detached house in a convenient central location within the village of Great Bedwyn.

Description

The property has been extended to create a comfortable home and includes a good hall from which the stairs lead, a useful downstairs cloakroom, a study and a kitchen. The sitting room has an open fireplace with a woodburner and the family/dining room opens through into a conservatory to provide a very usable and sociable space. On the first floor there is a spacious landing, four good bedrooms, an en-suite shower room and family bathroom with a separate shower. Outside there is a garage with a driveway, a covered storage area and an enclosed garden.

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

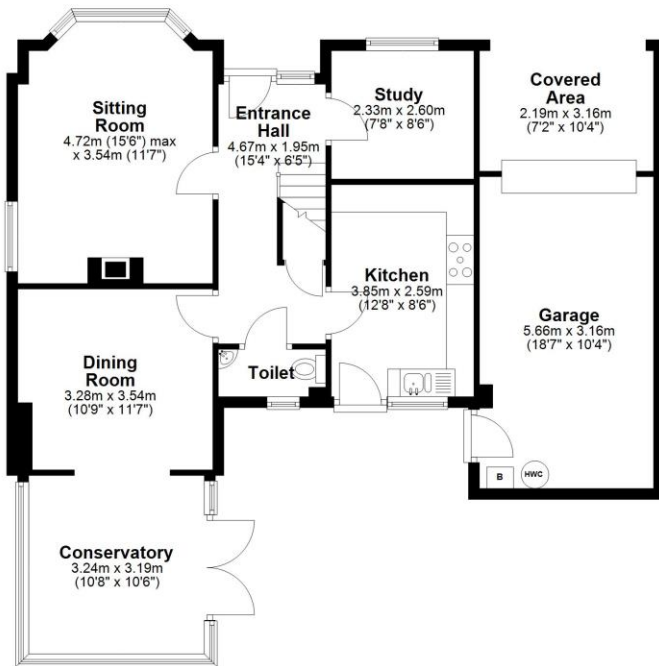
From our office turn left up the High Street, continue on the A338 for approximately 5 miles and turn right signposted Great Bedwyn. Cross the two bridges and at the centre of the village turn left into Church Street and first left again into Coster View. Sycamore House is on the right hand side.

- Entrance Hall
- Cloakroom
- Sitting Room
- Family/Dining Room
- Conservatory
- Study
- Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage
- Gardens

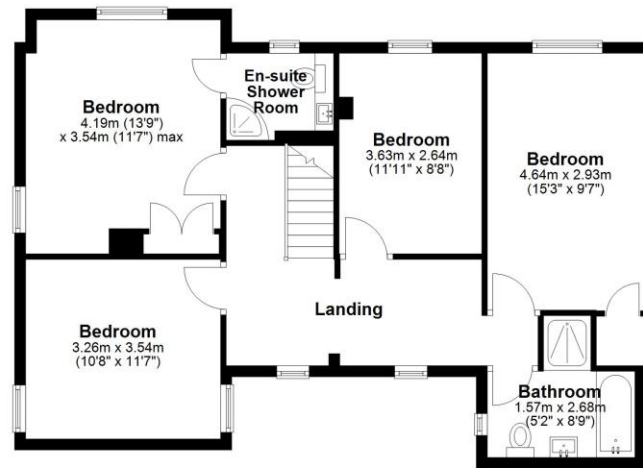




Ground Floor
Approx. 92.8 sq. metres (998.4 sq. feet)



First Floor
Approx. 75.7 sq. metres (815.1 sq. feet)



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

Porch

Outside light.

Entrance Hall

Wood effect flooring. Understairs cupboard. Radiator. Telephone point.

Cloakroom

With a w.c., corner hand basin and tiled surrounds. Radiator. Tiled floor. Extractor fan.

Sitting Room

Open fireplace with a woodburning stove. Radiator. TV aerial point.

Family/Dining Room

Radiator. Opening through to:-

Conservatory

A part brick and double glazed construction with doors to the garden. Radiator. Tiled floor.

Study

Radiator. Telephone point.

Kitchen

Fitted with a range of Shaker style wall and base storage units with drawers, solid wood work surfaces over and tiled surrounds. Under unit lighting. Single drainer sink unit with a mixer tap. Space for a range cooker with extractor over. Plumbing for dishwasher. Appliance space. Radiator. Stable door to garden.

Staircase gives access to spacious landing

Radiator. Access to loft.

Bedroom 1

Built-in double cupboard. Radiator. Telephone point. TV aerial point.

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En-Suite Shower Room

A glazed shower cubicle with curved doors, wash hand basin with a cupboard below and w.c. Chrome finished heated towel rail. Extractor fan.

Bedroom 2

Radiator. TV aerial point.

Bedroom 3

Radiator. TV aerial point.

Bedroom 4

Radiator.

Bathroom

A white suite comprising panelled bath, wash hand basin with a cupboard below and w.c. Separate shower enclosure with a glazed door. Tiled floor and walls. Extractor fan.

Garage

To the side with a metal up and over door. Light and power. Oil fired boiler for domestic hot water and central heating.

At the front of the property is

A block paved driveway with a border, an area of lawn, beech hedging and a covered storage area.

At the rear of the property is

A generous paved seating area with an outside light and tap. The garden extends to the side with an area of lawn, cherry tree, wisteria and pergola. Screened oil tank. Gate to side.

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	48 E	
21-38	F		
1-20	G		



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