



# 12 Brook Street

Great Bedwyn, Wiltshire, SN8 3LZ







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Guide £350,000

A delightful Grade II listed cottage situated in the sought after village of Great Bedwyn and with great potential to extend and modernize, subject to the usual consents.

## Description

The property has oil fired heating with partial double glazing and the accommodation currently includes a sitting room with an attractive fireplace and solid fuel stove, a kitchen and a ground floor bathroom. On the first floor there is a double bedroom. The property enjoys a good sized garden to the front, rear and side with a timber workshop and there is a driveway for off road parking. Please note the thatch is water tight but will require upgrading.

## 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 approaching the village along Brook Street, No.12 will be found on the right hand side.

- Kitchen
- Sitting Room
- Bathroom
- Double Bedroom
- Oil Fired Heating
- Good Sized Garden
- Off Road Parking
- Far reaching views



### Ground Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 48.9 sq. metres (526.7 sq. feet)

### First Floor

Approx. 17.5 sq. metres (188.7 sq. feet)



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

Front/Side Door to:-

#### Entrance Hall

Cloakroom hanging rail. Radiator.

#### Bathroom

Comprising panelled bath, wash hand basin in a vanity unit and w.c. Wall mounted convector heater. Radiator.

#### Sitting Room

14' (4.27m) x 12' (3.66m). Large open fireplace with a cast iron solid fuel stove. Recessed shelves. Stairs to first floor.

#### Kitchen

9' 9" (2.97m) x 8' 3" (2.51m). Fitted with a range of oak style wall and base units, drawers and tiled surrounds. Enamel sink and drainer with a mixer tap. Plumbing for automatic washing machine. Appliance space.

Staircase gives access to landing

#### Bedroom

12' 10" (3.91m) x 12' 7" (3.84m). Recess for storage cupboard. Airing cupboard with hot water tank and immersion heater.

#### At the front of the property is

A driveway for off road parking and a lawn with border, partially enclosed by wood picket fencing.

#### At the rear of the property is

A lawned garden with open views of fields beyond. There is a timber workshop with light and power. Oil boiler and oil tank.

#### 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.

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