



88A Church Street
Great Bedwyn, Wiltshire, SN8 3PF





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Great Bedwyn, Marlborough, Wiltshire, SN8 3PF

Guide £360,000

An attractive cottage style property with a very smart and tasteful internal finish, situated in a convenient yet 'tucked away' position in Church Street with its own off street parking.

Description

The accommodation includes a Shaker style kitchen with integrated appliances, a useful downstairs cloakroom fitted with a contemporary white suite and very light living space. The open plan design is a particular feature, although with appropriate furniture placement it would be easy to define the different areas. Wood effect flooring has been laid throughout the ground floor. The stairs rise to the first floor where there is a landing, a bedroom and a dressing room/bonus room. The shower room has a contemporary white suite with Travertine flooring. Outside there is a beautifully landscaped garden with a sunny aspect, well stocked borders, gravel and a flagstone style paved seating area. There is also an allocated parking space. The property has double glazing, radiator heating and CAT5 cabling in the main rooms. The property is ideally situated in a convenient yet 'tucked away' position in Church Street with its own off street parking and a viewing is strongly advised to fully appreciate the overall qualities of this unique village home.

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

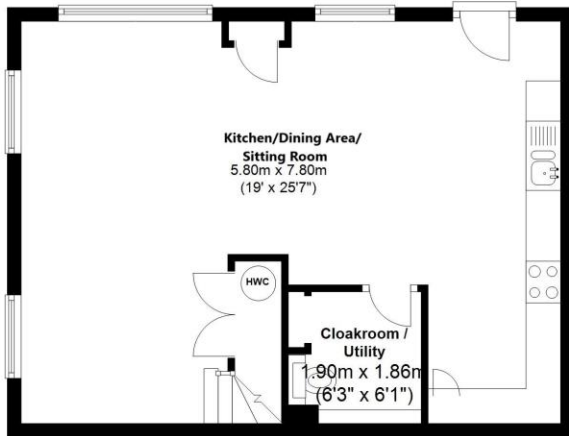
From our office turn left up the High Street and continue on the A338 for approx. 5 miles. Turn right signposted Great Bedwyn. On entering the village, cross the two bridges and turn left into Church Street. The property will be found just after the Post Office on the right hand side.



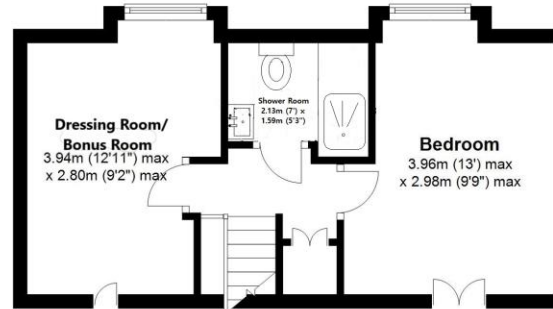
- Open Plan Kitchen/Dining Area with Appliances
- Cloakroom
- Sitting Room
- Bedroom
- Dressing Room/Bonus Room
- Shower Room
- Landscaped Garden
- Allocated Parking Space
- Double Glazing & Radiator Heating



Ground Floor
Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor
Approx. 28.5 sq. metres (307.2 sq. feet)



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

Door to:-

Open Plan Kitchen/Dining Area

Fitted with a good range of Shaker style units with 'soft' closure to include wall and base units, pan drawers and work surfaces over. Under unit lighting. Single drainer sink unit with a mixer tap. Built-in electric double oven with a ceramic hob, glass splashback and pull-out extractor over. Integrated dishwasher, fridge and freezer. Two radiators. Wood effect flooring.

Cloakroom

A contemporary white suite comprising wash hand basin with a cupboard below and w.c. Fitted shelving. Wall mounted boiler for domestic hot water and central heating. Wood effect flooring. Extractor fan.

Sitting Room

Radiator. Wood effect flooring. TV aerial point. Internal CAT5 points. Built-in cupboard with hot water cylinder. Stairs to first floor.

Staircase gives access to landing

Built-in cupboard.

Bedroom

Radiator. Eaves storage. TV aerial point. Internal CAT5 points. Access to loft.

Dressing Room/Bonus Room

Radiator. Eaves storage. TV aerial point. Internal CAT5 points.

Shower Room

A contemporary white suite comprising a walk-in shower with screen, wash hand basin with a cupboard below and w.c. Chrome finished heated towel rail. Travertine tiled floor. Extractor fan. Electric shaver point.

Outside

A beautifully landscaped garden with a wide 'flagstone' style pathway and central patio edged with gravel. The borders are well stocked with shrubs, structural plants and Yew hedging, all enclosed by wooden fencing, trellis and a picket fence. Outside light and tap. There is also an allocated parking space within the block paved drive.

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		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

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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.

