



25 Farm Lane

Great Bedwyn, Wiltshire, SN8 3LU

marc allen

www.marcallen.co.uk



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Guide £450,000

A truly fabulous three storey property situated in the favoured village of Great Bedwyn.

Description

The unique property successfully combines great design and finish with good natural light, a flexible layout and a feeling of space throughout. The accommodation includes a vaulted reception hall with built-in storage and a tiled floor. The stairs rise to the first floor landing and in turn the main living areas. The open plan kitchen/dining room is a particular feature with a smart range of units, integrated appliances, an island unit and quartz work surfaces. The tasteful herringbone wood finish floor gives a seamless finish, with ample space for furniture and doors to the balcony. There is a separate sitting room on this floor, a bedroom and a beautifully fitted bathroom that includes a claw-foot bath and a shower. Stairs rise to the top floor where there are two further bedrooms and a stunning en-suite shower room. Outside there is a wide gravelled driveway for off road parking with an EV charging point, and a large garden to the rear, laid to grass with a border, paved terrace and pergola. A viewing is strongly advised to fully appreciate the overall qualities of this incredible home. NO ONWARD CHAIN.

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.

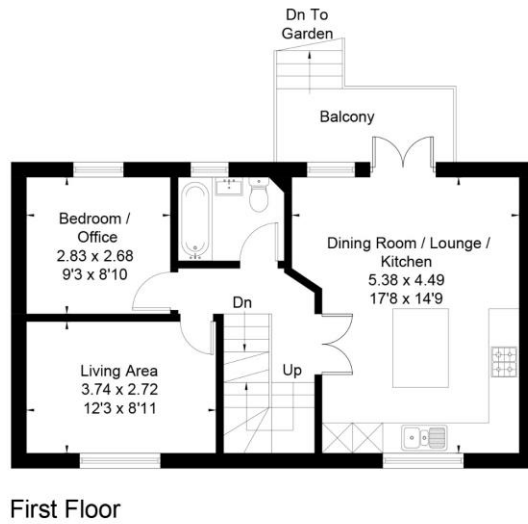
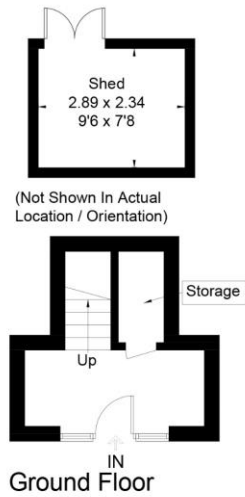
Directions

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.25 is along on the left hand side.

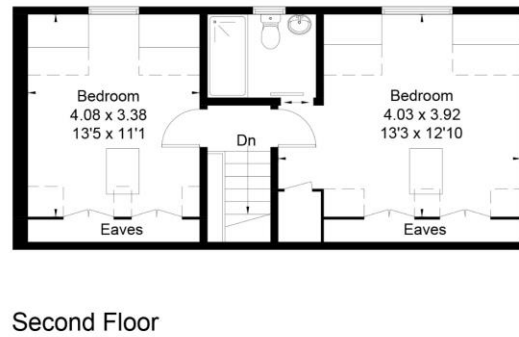
- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Garden



Approximate Floor Area = 102.8 sq m / 1106 sq ft
(Excluding Eaves / Shed)



= Reduced head height below 1.5m



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

Entrance Hall

Vaulted ceiling with exposed timbers. Tiled floor. Built-in cupboard.

Stairs to first floor landing

Double doors to:-

Kitchen/Dining Room

Tastefully fitted with a Shaker style range of units with quartz work surfaces and splashback. Single drainer sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor. Integrated fridge, freezer, dishwasher and washer/dryer. Separate island unit. Wood finish herringbone flooring. Electric radiator. Double glazed french doors to balcony.

Sitting Room

Electric radiator.

Bedroom

Electric radiator.

Bathroom

With a free-standing type bath, traditional shower fittings and screen. Wash hand basin with a cupboard below and w.c. Tiled surrounds. Heated towel rail. Extractor fan.

Stairs to top floor landing

Bedroom

Electric radiator. Velux windows. Eaves storage.

En-Suite Shower Room

With a generous walk-in shower, wash hand basin with drawers below and w.c. Heated towel rail. Extractor fan.

Bedroom

Electric radiator. Velux windows. Eaves storage.

At the front of the property is

Low brick walling and 'stone sets' leading to a wide gravelled driveway for off road parking, with an electric vehicle charging point.

At the rear of the property is

A gravelled area with inset paving and a pathway to the end of the garden. The large garden is laid mainly to lawn with a border, a paved terrace and contemporary pergola. Garden store. Side access.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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