



4 High Street

Little Bedwyn, Marlborough, Wiltshire, SN8 3JJ

marc allen

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Guide £285,000

A beautifully refurbished character property situated in the village of Little Bedwyn.

Description

The very tasteful accommodation includes good hall space, a refitted bathroom and a distinctive kitchen with open shelving for maximum storage. The sitting room has exposed timbers, bespoke fitted cabinetry and a door to the garden. Open tread stairs lead to the first floor where there is a lovely bedroom with exposed beams. Outside there is an enclosed garden with paving, gravel, terrace and lawn. There is also a garage in a block at the rear. A viewing is strongly advised to truly appreciate the overall qualities of this comfortable house that would make an ideal first home, weekend retreat or perhaps the potentially lucrative Air BnB market.

Little Bedwyn

Little Bedwyn is a village on the River Dun in Wiltshire, about 3 miles south-west of the market town of Hungerford in neighbouring Berkshire. The Kennet & Avon Canal and the Reading to Taunton railway line follow the Dun and pass through the village. The railway can be joined at Great Bedwyn or Hungerford and the M4 motorway can be joined at Junctions 14 or 15.

Directions

From our office turn right down the High Street, left at The Bear Hotel and continue for approx. 2 miles towards Marlborough. Just before The Pelican pub turn left signposted Little Bedwyn. Continue to the village and turn left into the High Street and the property will be found on the right hand side.

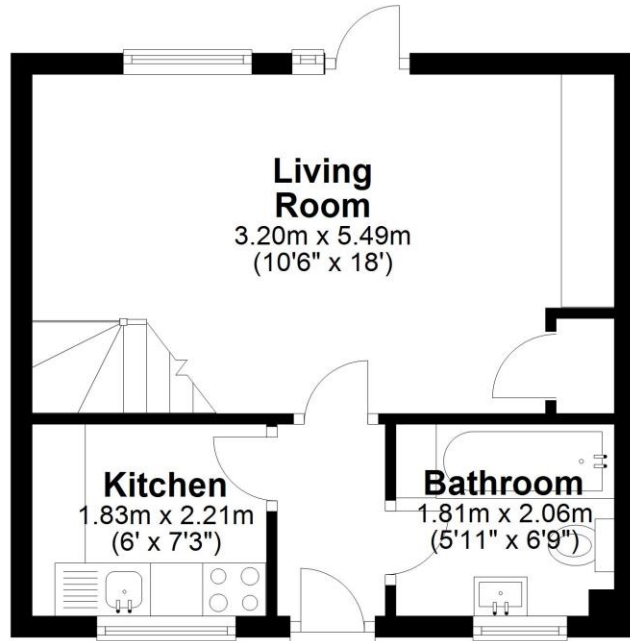
- Kitchen
- Sitting Room
- Bathroom
- Double Bedroom
- Garden
- Garage



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

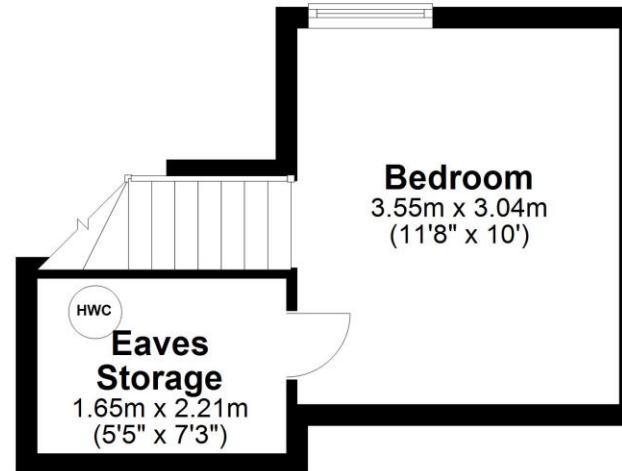
Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Mezzanine

Approx. 15.5 sq. metres (166.9 sq. feet)



Total area: approx. 43.6 sq. metres (469.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	21 F	
1-20	G		

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