

**7 SPAINES
GREAT BEDWYN**



Russell Marshall
Estate Agents

7 Spaines

Great Bedwyn, Marlborough, Wiltshire, SN8 3LT

Guide Price £685,000

Approximately 6.3 Miles to Hungerford

Approximately 7 Miles to Marlborough

Approximately 0.3 Miles to Great Bedwyn
Railway Station

- Freehold
- Detached House
- Prime Village Location
- Entrance Hall
- Cloakroom/W.C.
- Sitting Room
- Kitchen/Dining Room
- Study
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Walk In Wardrobe
- Family Bathroom
- Boarded Attic Room With Pull Down Ladder
- Double Garage
- Ample Driveway
- Lovely Corner Plot Garden
- Double Glazing
- Oil Fired Central Heating



Situation

The property is situated in a sought after residential cul-de-sac in the heart of this thriving village. Great Bedwyn has a range of shops that includes a post office and a local store. There is a public house, a highly rated primary school and in the catchment area for St John's. There is also a tennis club and an active Church. The village has the Kennet and Avon canal that passes through and also a highly convenient rail service to London and the West Country. The area is surrounded by glorious countryside and offers easy access to the large towns of Marlborough and Hungerford with a more varied range of shops and amenities including many high street names. With Junction 14 of the M4 and the A34 about a 20 minute drive away.



The Property

A superbly presented detached house occupying a lovely corner plot, within this most sought after village.

This wonderful home includes a comfortable Sitting room with a log burner and a fabulous open plan Kitchen/Dining room with Bi-Fold doors opening onto the rear garden.

The Kitchen features hand made light Oak units complimented by sleek granite work surfaces and integrated appliances. Beautifully tiled flooring is the finishing touch to this room which enjoys good natural light.

Also on the ground floor, a Study, a useful Utility room and a Cloakroom/W.C.

Upstairs, there are four generously proportioned Bedrooms and a fully boarded Attic with a pull down loft ladder.

The principal Bedroom boasts a luxurious en-suite Shower room whilst the remaining Bedrooms are served by an equally impressive family Bathroom.

This house benefits from Double glazing and oil fired central heating with a recently upgraded boiler. (Please note the EPC was prepared prior to the installation of the new upgraded boiler.)







Outside

At the front a wide gravelled driveway provides parking space for several cars and access to the integral double width garage which has power and light and an internal door into the house.

The remainder of the front garden is neatly lawned with a flower border and mature tree.

The delightful rear garden is a particular feature and includes an attractive paved sun terrace and expansive lawns interspersed with mature trees. The garden enjoys a good degree of seclusion.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

Services

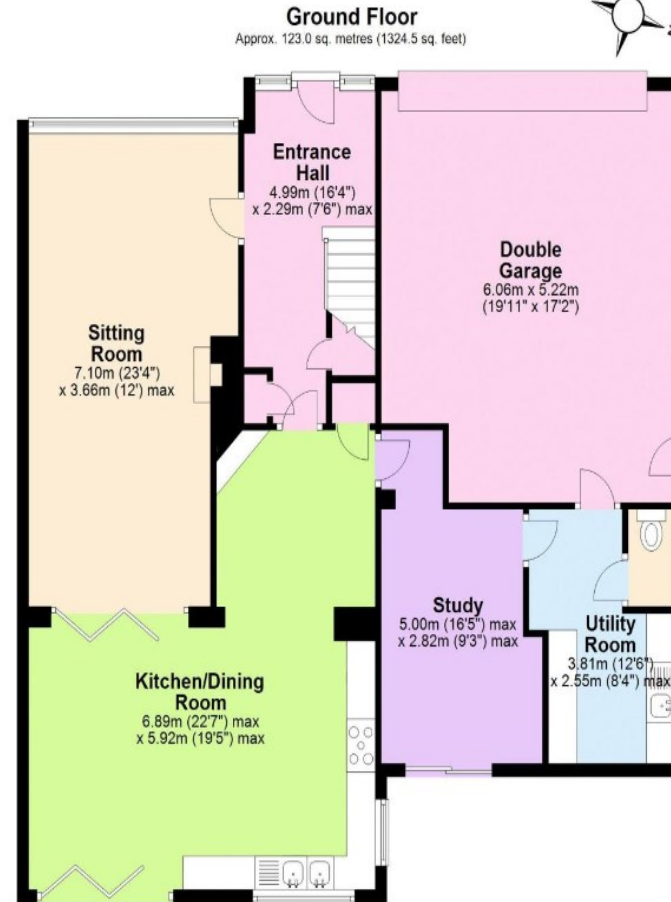
Mains Electricity
 Mains Water And Drainage
 Oil Fired Central Heating

Council Tax Band: F

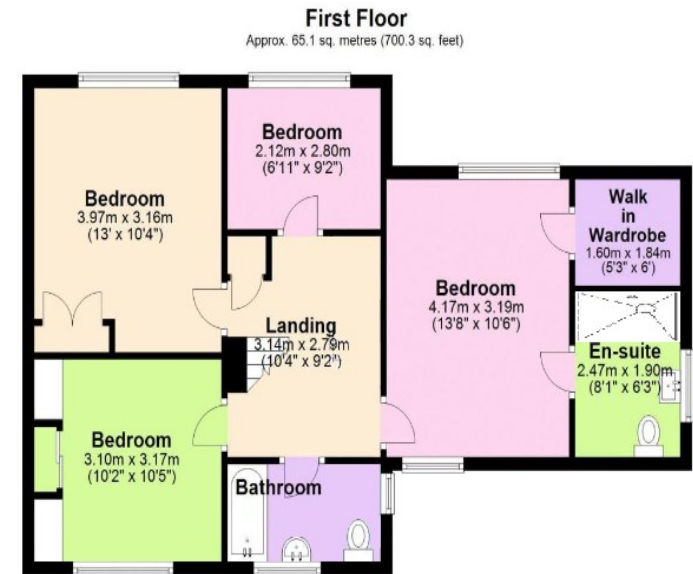
What 3 Words Location: ///cured.playroom.bike



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Ground Floor
 Approx. 123.0 sq. metres (1324.5 sq. feet)



First Floor
 Approx. 65.1 sq. metres (700.3 sq. feet)

Total area: approx. 188.1 sq. metres (2024.8 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanUp.

7 Spaines, Great Bedwyn, Marlborough

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