

**31 CASTLE ROAD
GREAT BEDWYN**



Russell Marshall
Estate Agents

31 Castle Road

Great Bedwyn, Marlborough, Wiltshire, SN8 3LS

Guide Price £530,000

Approximately 6.5 Miles to Hungerford

Approximately 6.8 Miles to Marlborough

Approximately 8.2 Miles to M4 J14

- Freehold
- Semi Detached House
- Superbly Renovated and Re Furbished
- Village Location
- Overlooking Playing Fields
- Three Floors
- Entrance Hall
- Living Room
- Fabulous Open Plan Kitchen/ Dining Room/Family Room
- Utility Room
- Cloakroom/W.C.
- Three Bedrooms
- Family Bathroom
- En-Suite Bathroom
- New Carpets and Décor Throughout
- Modern Electric Heating
- Double Glazing
- Far Reaching Views
- Large Driveway
- Attractive Garden
- No Onward Chain

Situation

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 wonderful family house in the heart of Great Bedwyn overlooking the recreation ground and just ten minutes walk from the railway station.

This lovely home has just been superbly extended and refurbished and is offered for sale with no onward chain.

On the ground floor the accommodation includes a generous sized entrance hall, a comfortable Sitting room and a fabulous open plan Kitchen/Dining/Family room. The Kitchen itself features stylish painted finish cabinets and a built in oven and hob.

French doors connect the Kitchen/Dining room seamlessly to the rear garden. Also on the ground floor, a useful Utility room and a Cloakroom/W.C.

Upstairs, there are three good sized Bedrooms served by a family Bathroom and an En-suite Bathroom. New carpets and flooring combine with subtle décor tones to give this property a welcoming atmosphere.

Outside

At the front of the house there is a wide gravelled driveway for several cars. To the rear there is an attractive garden enclosed by panel fencing.









Castle Road, Great Bedwyn, Marlborough, SN8

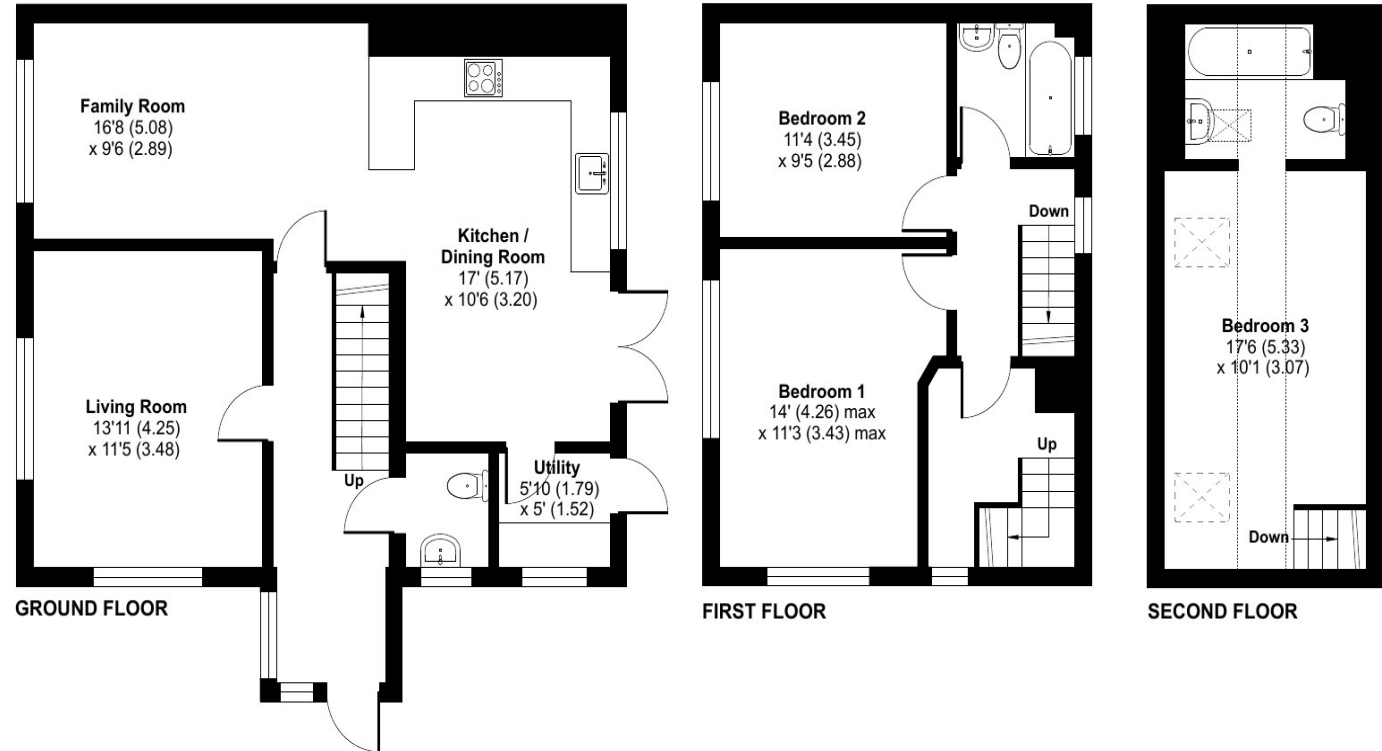
Approximate Area = 1193 sq ft / 110.8 sq m

Limited Use Area(s) = 184 sq ft / 17 sq m

Total = 1377 sq ft / 127.8 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 59 D |
| 39-54 | E | | |
| 21-38 | F | 26 F | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Russell Marshall Estate Agents. REF: 1133187



Services

Mains Electricity
Mains Water & Drainage

Council Tax Band: C

What 3 Words Location: ///deliver.skies.sank



01488 686867

www.russell-marshall.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

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