

**38 SPAINES  
GREAT BEDWYN**





## 38 Spaines

Great Bedwyn, Marlborough, Wiltshire, SN8 3LT

£375,000

Approximately 0.4 Miles to Great Bedwyn  
Railway Station

Approximately 7.1 Miles to Marlborough

Approximately 5.5 Miles to Hungerford

- Freehold
- Semi Detached House
- Backing Onto Farmland
- Far Reaching Views
- Highly Sought After Village
- Short Walk To The Local Primary School Rated Outstanding in 2024
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Conservatory
- Cloakroom/W.C.
- Three Bedrooms
- Bathroom
- Oil Fired Central Heating
- Double Glazing
- Lovely Garden Backing Onto Farmland
- Garage



### Situation

The property is situated in a sought after residential cul-de-sac on the edge 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 semi-detached house located on the edge of this highly sought after village with gardens backing onto open Farmland.

This lovely home has been superbly maintained and upgraded by the current long standing owners.

On the ground floor the accommodation includes a light and airy Sitting room with a fireplace housing a wood burner and a wonderful open plan Kitchen/Dining room with doors leading to both the Conservatory and a useful Utility room. A Cloakroom/ W.C. completes the ground floor accommodation.

Upstairs, three comfortable Bedrooms are served by a family Bathroom and there are glorious far reaching views over the fields at the rear.

Double Glazing and oil fired central heating are the finishing touch to this very special home.

### **Outside**

At the front of the house there is a neatly lawned front garden and a shared driveway leads to the single garage at the rear.

The delightful rear garden includes a paved sun terrace leading to a neatly tended lawn flanked by well stocked flower and shrub borders. At the far end there is an ornamental fish pond and a further patio area, greenhouse and summer house.

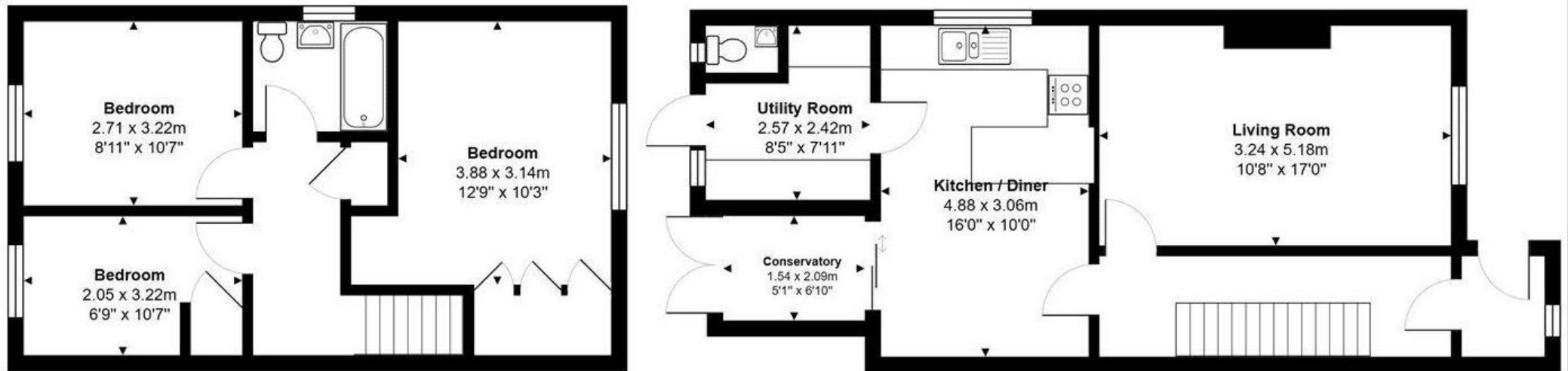
The garden backs directly onto fields/farmland.







# 38 Spaines



Total Area: 96.4 m<sup>2</sup> ... 1037 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Services

Mains Water & Drainage  
Mains Electricity  
Oil Fired Central Heating

Council Tax Band: C

What 3 Words Location: ///legend.fortress.blink



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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