



**6 MANOR ROAD
GREAT BEDWYN, MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

6 MANOR ROAD, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3UF

Marlborough 7 miles, M4 (Junction 14) Approximately 9 miles. Rail link via Great Bedwyn to London Paddington from 63 minutes.

**Modern two bedroom mid-terrace cottage style property situated in a small cul-de-sac development and offers well-presented accommodation.
The property is located close to the village High Street in this much sought after and well-served village.**

* Hall * Cloakroom * Sitting room * Dining room/conservatory * Modern kitchen * 2 bedrooms * Contemporary shower room *
* Wonderful easy to maintain garden * Single garage * Underfloor heating *



GREAT BEDWYN

The property is situated close to the centre of the village of Great Bedwyn, a highly regarded village with an excellent range of facilities including a post office, village store, doctor's surgery, café and a public house. There is also a popular primary school as well as a tennis club, cricket club and a Church. The Kennet and Avon canal passes through the village and Savernake Forest is within easy reach for walking/riding. The village also benefits from a railway station offering a service to London Paddington and also offers easy access to the market towns of Marlborough and Hungerford offering a further range of independent shops and amenities including many high street names, a cinema and local supermarkets.



THE PROPERTY

This nicely cared for and improved semi-detached home is situated in a small development behind St. Mary's church and within a short walk of the high street and village shops. The front door opens in to a hallway, with a cloakroom immediately on the right and stairs to the first floor. On the left is a well-appointed kitchen with plenty of storage, an eye level electric oven and grill, four ring electric hob, dishwasher and space for washing machine, tumble dryer and large upright fridge/freezer. Back into the hallway and located towards the rear of the property is a generous sitting room with a window, French doors to the conservatory and has a gas 'real flame' fire. Beyond the sitting room is a fabulous conservatory/dining room that has been added by the current owner with space for a table that seats at least six and is the perfect room for dining and enjoying the garden. Upstairs the landing leads to two light bedrooms with windows front and rear. The main bedroom has built-in wardrobes. Finally, a smart contemporary shower room completes the internal accommodation.

GARDEN

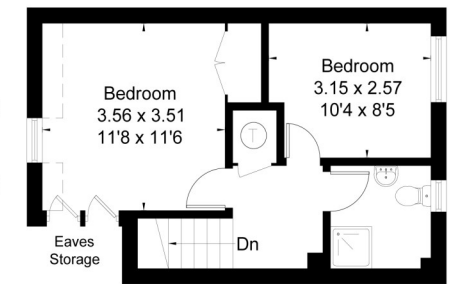
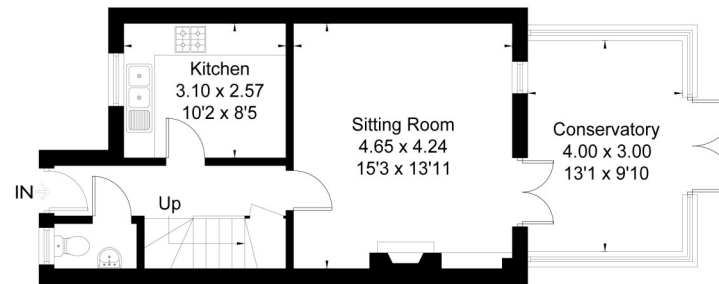
The easterly facing rear garden is a deliberately low maintenance, brick paved garden, interspersed with planted maturing trees and flower beds. The garden is enclosed by panel fencing. A single garage is behind the garden but has direct access from the garden via a side door. The front garden is enclosed by railings, is paved and has raised flower beds.

SERVICES

Mains water and electric. Underfloor electric heating. LPG to the gas fire. EPC rating: D Council Tax Band: D £1968.42 2024/25. £20 per month maintenance charge to cover tree and grounds maintenance. Each owner in the development has a single share in St Mary's Field Management Company Ltd.



Approximate Floor Area = 84.4 sq m / 908 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		

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