



9 COPYHOLD, GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

9 COPYHOLD, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3YR

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

Beautifully kept detached family house with a lovely garden and views.

The property is located in a quiet position within easy reach of village facilities and to local countryside walks.

* Reception hall * Sitting room * Dining room * Study * Kitchen/breakfast room * 4 bedrooms * 2 Bath/shower rooms * Cloakroom *
* Integral garage * Private south facing gardens * Gravelled driveway parking *



GREAT BEDWYN

Great Bedwyn is a highly regarded village with an excellent range of facilities including a post office, doctor's surgery, village store, café and a public house. There is also a highly regarded 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. Great Bedwyn also offers easy access to the market towns of Marlborough and Hungerford offering a further range of independent shops and high street shops, leisure centres, a cinema and local supermarkets.



THE PROPERTY

This lovely detached home offers a bright double aspect sitting room with timber flooring, fireplace and patio doors on to the gardens. There is also a study to the front of the house, while to the rear the kitchen/breakfast room leads through to a utility area and to a dining room (previously the dining room was open plan to the kitchen). A door from the utility area leads in to the garage. There is also a cloakroom on the ground floor and this gives access to the under stair cupboard.

On the first floor the main bedroom benefits from fitted wardrobes and a modern ensuite shower room. The second bedroom is very generous and is double aspect while the third bedroom has fitted wardrobes. Bedroom 4, still being of a good size is used as an office. There is a modern family bathroom.

GARDENS

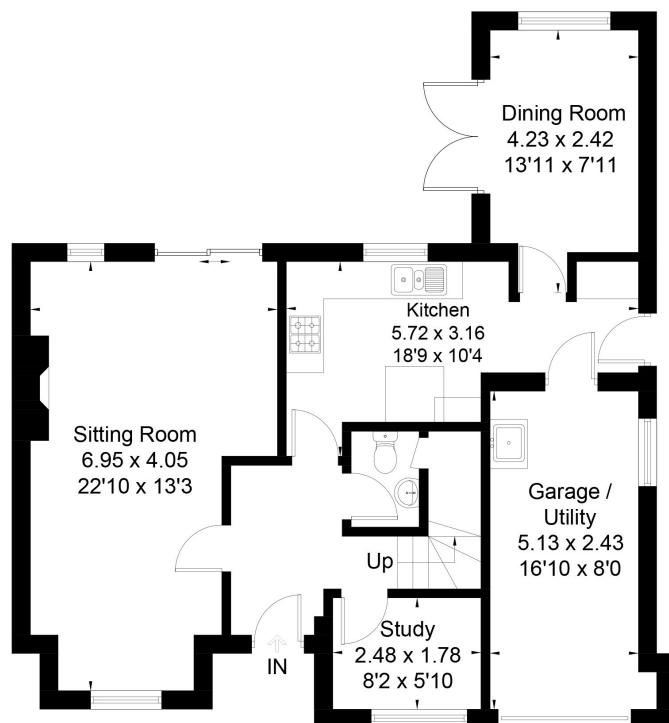
To the front of the property a well tended lawn and borders lie to the side of the gravel drive which provides parking for two vehicles in front of the garage. A gate to the side of the house gives access to the southerly facing private back garden which wraps around the house and is mainly laid lawn with established mature shrub borders. There is a patio terrace which can be accessed from the dining room or the sitting room. There is a timber shed and a children's play house.

SERVICES

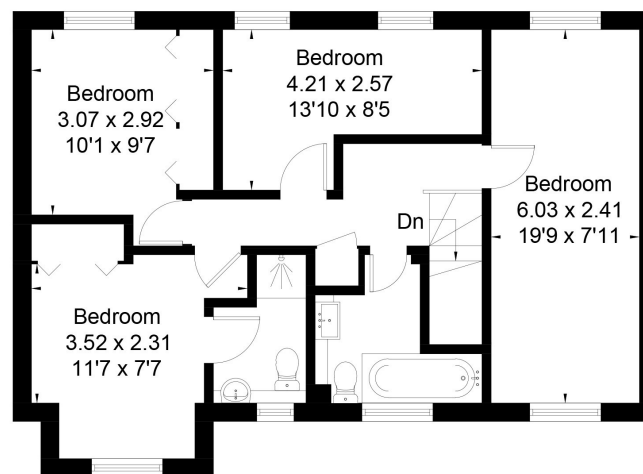
Mains water, drainage and electricity. Oil fired central heating. Council Tax band F.

TENURE Freehold

Approximate Floor Area = 138.8 sq m / 1494 sq ft (Including Garage)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63582

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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