



4 BACK LANE
GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

4 BACK LANE, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3NX

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

**A recently renovated Grade II Listed character house located in a quiet lane close to the centre of the village.
The property benefits from a large rear garden with a summerhouse offering work from home or further entertaining space.**

* Sitting/dining room * Kitchen * Utility room * 3 bedrooms * 2 Bathrooms *
* Summerhouse/office * Generous private garden * Excellent village location *



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 Grade II Listed character home is believed to date back to the 1600's and has been lovingly updated by the current owners, enhancing character features while proving a lovely home for modern living. As you enter there is a good size sitting/dining room with exposed beams and a large inglenook fireplace with a multifuel stove. The sitting/dining room is open to the beautifully fitted kitchen with a range of cupboards and space for appliances. Steps from the kitchen lead down to a cellar which now provides an excellent utility room.

On the first floor there are two double bedrooms, with the main bedroom at the front and with fitted storage. There is also a recently fitted bathroom. A steep staircase leads to a second floor guest bedroom which is beautifully presented and is open plan to an amazing bathroom with luxurious roll top bath.

GARDENS

A door from the kitchen leads you into a pretty and private cottage garden with a seating area directly outside the house. Steps lead up a path to the lawn interspersed with fruit trees. At the end of the garden there is a large summerhouse, perfect for entertaining or as a work from home space or gym.

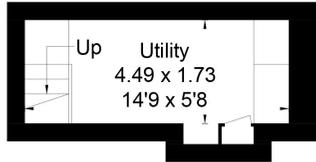
SERVICES

Mains water, drainage and electricity. Council Tax band D.

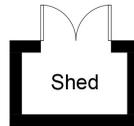
TENURE Freehold.

Approximate Floor Area = 95.5 sq m / 1028 sq ft
 Cellar = 8.3 sq m / 89 sq ft
 Summer House = 11.5 sq m / 124 sq ft
 Total = 115.3 sq m / 1241 sq ft

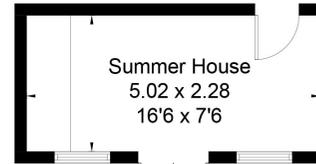
 = Reduced head height below 1.5m



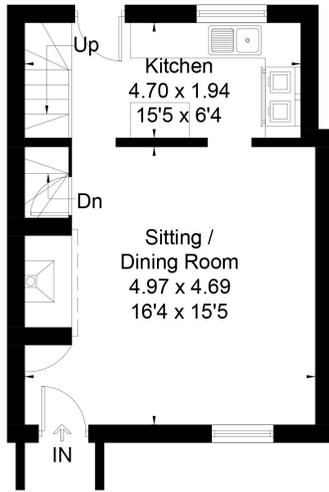
Cellar



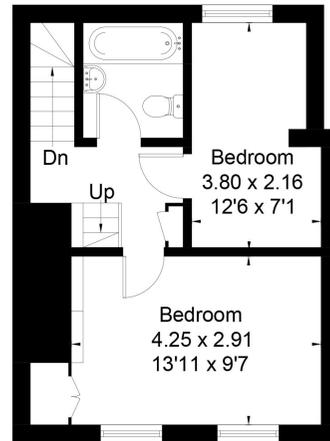
Shed
 (Not Shown In Actual Location / Orientation)



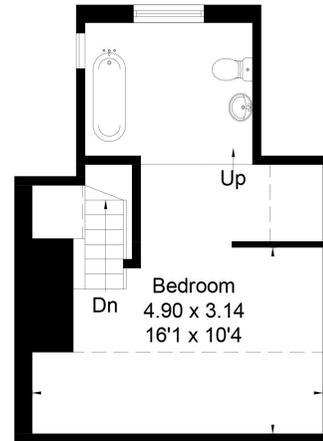
Summer House
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second 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 #90873

01672 514820

www.brearleyandrich.co.uk
 1 London Road, Marlborough, SN8 1PH

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