



31 CASTLE ROAD, GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

31 CASTLE ROAD, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3LS

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

Modernised three bedroom semi-detached home in an enviable position overlooking playing fields in the centre of this well loved village.

* Reception hall * Sitting room * Kitchen/breakfast room and family room * 3 bedrooms * 2 Bathrooms * Cloakroom *
* Utility room * Private garden * Driveway parking



GREAT BEDWYN

Great Bedwyn is a thriving village with an excellent range of facilities including a post office, doctor's surgery, village store, café and a public house as well as a tennis club, cricket club, a church and a village hall which hosts numerous clubs and activities. The village primary school received an Ofsted 'outstanding' rating in 2024.

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

Nestled in a highly sought-after village near Marlborough, Wiltshire, this modernised semi-detached post-war property offers spacious and versatile accommodation arranged over three floors. Thoughtfully updated throughout, it blends classic character with contemporary comfort, making it an ideal family home or countryside retreat. The ground floor features a good-sized kitchen/breakfast room, beautifully designed for modern living with ample storage, quality fittings, and space for family dining, which leads to a useful utility room and is also open plan to the family area. A dual aspect sitting room allows plenty of natural light, while offering delightful views across playing fields. The first floor has two bedrooms and a bathroom. The second floor has a generous size bedroom with an ensuite bathroom.

OUTSIDE

The property enjoys plenty of gravel driveway parking and a private lawn rear garden, perfect for outdoor entertaining or relaxing in pretty and convenient setting.

SERVICES

Mains water, drainage and electricity. Electric heating. Council Tax band . **TENURE:** Freehold. **COUNCIL TAX** Band: C



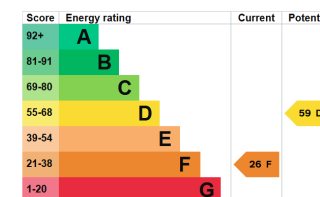
Castle Road, Great Bedwyn, Marlborough, SN8

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



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