



1 Farm Lane

Great Bedwyn, Wiltshire, SN8 3LU

marc allen



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Guide £445,000

A lovely detached cottage which retains great character throughout, situated in the heart of the village.

Description

The accommodation includes a good sitting room with a fireplace and exposed beams, a traditional kitchen/dining room with exposed floorboards, and a garden room with lots of natural light. There is also a ground floor bedroom and en-suite shower room. On the first floor there is a generous landing with space for a furniture, two good bedrooms and a bathroom finished in traditional white. Outside there is an enclosed mature garden laid to grass with well stocked borders, patios and useful side access. PLEASE NOTE: THE GARAGE TO THE SIDE OF THIS PROPERTY IS NOT INCLUDED. NO ONWARD CHAIN.

Directions

From our office turn left up the High Street, continue on the A338 for approx. 5 miles and turn right signposted Great Bedwyn. On reaching the village, cross the two bridges and take the second right into Farm Lane. No.1 is on the right hand side.



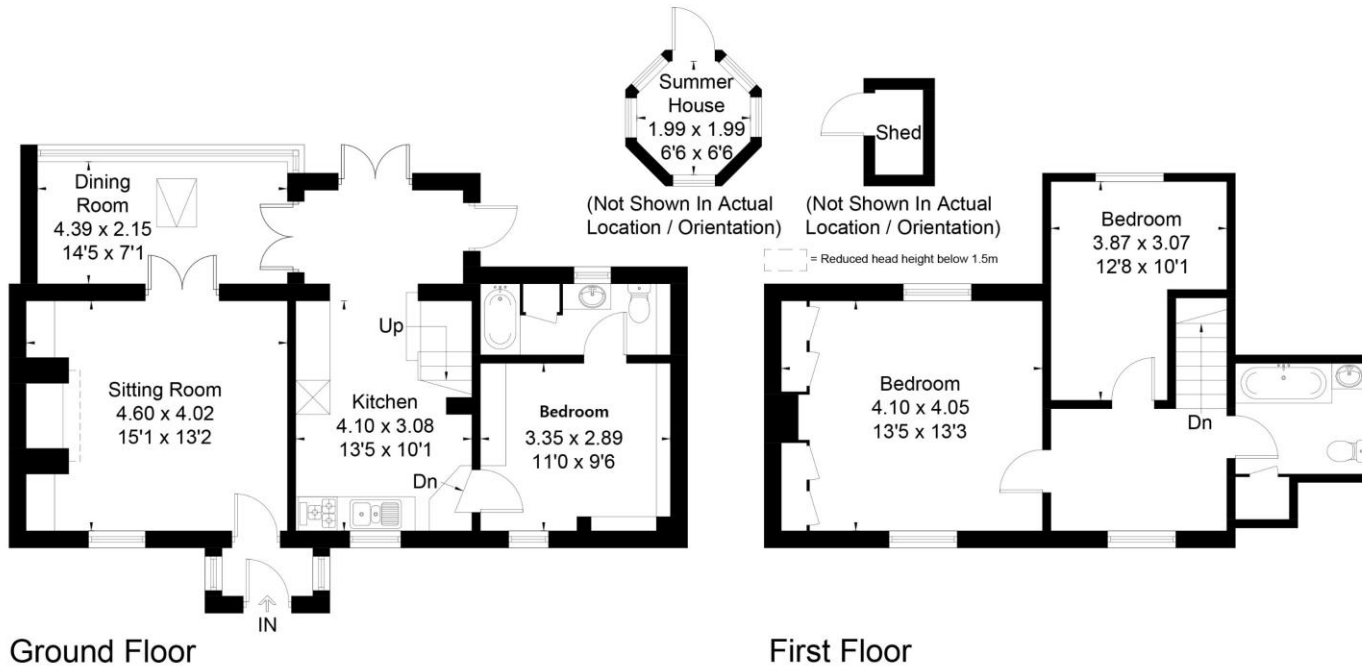
Great Bedwyn

Great Bedwyn lies on the eastern edge of Wiltshire, bordering the Kennet & Avon Canal. The village has its own store, post office, 12th century church, public house, doctors surgery and primary school. The railway station gives access to Hungerford, Newbury, Reading and London (Paddington) and the M4 can be joined at junctions 14 and 15.

- Enclosed Porch
- Sitting Room
- Kitchen/Dining Room
- Garden Room
- Three Bedrooms
- Bathroom
- Garden



Approximate Floor Area = 109.9 sq m / 1183 sq ft
 Summer House = 3.3 sq m / 35 sq ft
 Total = 113.2 sq m / 1218 sq ft (Excluding Shed)



To view this property call Marc Allen Estate Agents on **01488 685353**

Enclosed Porch

Door to:-

Sitting Room

Open fireplace with a brick surround, hearth and beam over. Exposed beam. Double doors to conservatory.

Kitchen/Dining Room

Fitted with a traditional range of units with solid wood worktops and tiled surrounds. Single drainer sink unit with a mixer tap. Space for a range cooker. Two night storage heaters. Exposed floorboards. Space for a table. French doors to garden and door to courtyard. Double doors to:-

Garden Room

With a tiled floor and velux window. Night storage heater.

Bedroom 3

With fitted shelving.

En-Suite Bathroom

A white suite comprising compact bath, wash hand basin with a cupboard below and w.c. Cupboard with plumbing for automatic washing machine.

Staircase gives access to landing

A generous space with room for a desk/furniture. Exposed pine floorboards and wall beams. Night storage heater.

Bedroom 1

With built-in wardrobes. Exposed wall beams. Electric panel heater.

Bedroom 2

Exposed wall beams.

Bathroom

A white suite comprising panelled bath with side taps, wash hand basin with a cupboard below and w.c. Exposed floorboards. Cupboard with hot water tank.

At the rear of the property is

A brick paved terrace and pathway leading to a mature garden with well stocked borders and a further paved terrace.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

