



Sycamore Cottage

18 High Street, Great Bedwyn, Wiltshire, SN8 3NU





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Guide £425,000

An individual character property situated in the heart of Great Bedwyn.

Description

The accommodation includes a separate porch, a sitting room with a fireplace and a kitchen with space for a table. There is also a downstairs cloakroom, utility room and steps from the hallway lead down to the basement. Stairs lead to a particularly generous first floor with three good bedrooms, one of which opens into a dressing room. There is a spacious bathroom that includes a separate shower over. Outside there is a part walled garden with borders, lawn, raised beds and paved area.

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.

Directions

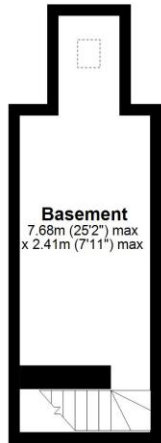
From our office turn left up the High Street, continue on the A338 for approx. 5 miles and

turn right signposted Great Bedwyn. On reaching the village, cross the two bridges and turn right onto the High Street and Sycamore Cottage will be found on the left hand side.

- Entrance Hall
- Sitting Room
- Inner Hall
- Cellar
- Kitchen/Dining Room
- Rear Hall/Utility Area
- Cloakroom
- Three Bedrooms
- Dressing Room
- Bathroom
- Gardens

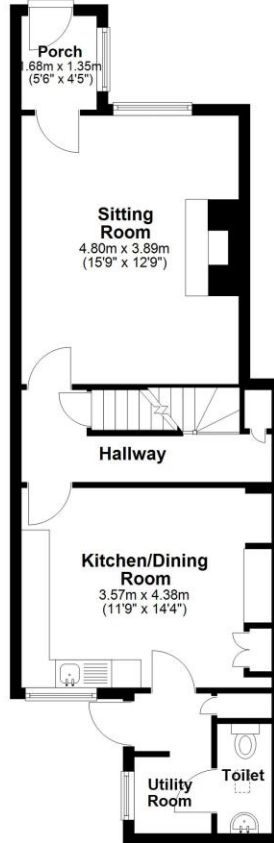


Basement
Approx. 15.1 sq. metres (163.0 sq. feet)



Basement
7.68m (25'2") max
x 2.41m (7'11") max

Ground Floor
Approx. 51.3 sq. metres (552.7 sq. feet)



Porch
0.68m x 1.35m
(5'6" x 4'5")

Sitting Room
4.80m x 3.89m
(15'9" x 12'9")

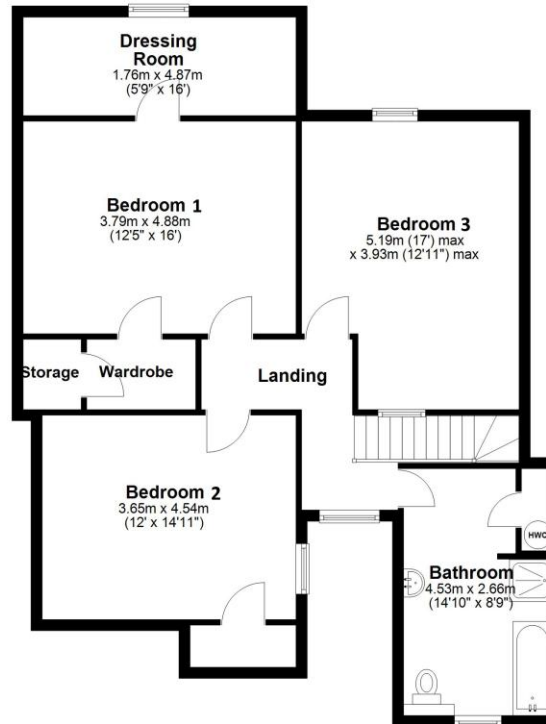
Hallway

Kitchen/Dining Room
3.57m x 4.38m
(11'9" x 14'4")

Utility Room

Toilet

First Floor
Approx. 91.3 sq. metres (982.3 sq. feet)



Dressing Room
1.76m x 4.87m
(5'9" x 16')

Bedroom 1
3.79m x 4.88m
(12'5" x 16')

Bedroom 3
5.19m (17') max
x 3.93m (12'11") max

Storage

Wardrobe

Landing

Bedroom 2
3.65m x 4.54m
(12' x 14'11")

Bathroom
4.53m x 2.66m
(14'10" x 8'9")

Total area: approx. 157.7 sq. metres (1698.0 sq. feet)



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

Door to

Entrance Hall/Porch

Tiled floor.

Sitting Room

Feature fireplace. Two night storage heaters.

Inner Hall

Door to Cellar, with sky light.

Kitchen/Dining Room

With a range of wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Built in electric oven and grill. Single drainer stainless steel sink unit with a mixer tap. Space for a table and chairs.

Rear Hall/Utility Area

Plumbing for automatic washing machine. Tiled floor. Built in cupboard. Door to rear.

Cloakroom

With a wc and wash hand basin. Tiled floor.

Staircase gives access to landing

Night storage heater.

Bedroom 1

Built in cupboard. Electric panel heater. Door to:-

Dressing Room

Sash window. Electric panel heater.

Bedroom 2

Built in wardrobe and cupboard. Night storage heater.

Please note: There is a flying freehold in and around
Bedroom 1 & 2

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Fax: 01488 680844

Email: sales@marcallen.co.uk

Bedroom 3

Bathroom

With a panelled bath, wash hand basin and wc. Separate shower enclosure. Night storage heater. Cupboard with hot water tank. Heated towel rail.

At the front of the property is

A small enclosed garden with a pathway to the house.

At the rear of the garden is

A pathway leading to a part walled garden with borders, lawn, raised beds for vegetables and a paved area. Open store and gate to the side.

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.

"DoubleClick Insert EPC"

The logo for Marc Allen, featuring the name "marc allen" in a blue, lowercase, sans-serif font, centered within a green oval shape.

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