

**10 SPAINES
GREAT BEDWYN**



Marshall

Estate Agents

10 Spaines

Great Bedwyn, Marlborough, Wiltshire, SN8 3LT

Guide Price £575,000

Approximately 6.3 Miles to Hungerford

Approximately 7 Miles to Marlborough

Approximately 0.3 Miles to Great Bedwyn
Railway Station

- Freehold
- Detached Bungalow
- Prime Village Location
- Double Aspect Sitting Room
With Log Burner
- Fabulous Open Plan
Kitchen/Dining Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Outbuilding/Office
- Large Driveway
- Attractive Garden
- Double Glazing
- Oil Fired Central Heating



Situation

The property is situated in a sought after residential cul-de-sac in the heart of this thriving village. Great Bedwyn has a range of shops that includes a post office and a local store. There is a public house, a highly rated primary school and in the catchment area for St John's. There is also a tennis club and an active Church. The village has the Kennet and Avon canal that passes through and also a highly convenient rail service to London and the West Country. The area is surrounded by glorious countryside and offers easy access to the large towns of Marlborough and Hungerford with a more varied range of shops and amenities including many high street names. With Junction 14 of the M4 and the A34 about a 20 minute drive away.



The Property

A superbly upgraded Detached Bungalow occupying a lovely plot and situated in a highly sought after village.

This well designed home includes a bright and airy double aspect Sitting room the centrepiece of which is a feature fireplace housing a wood burner.

The jewel in the crown of this property is undoubtedly the wonderful open plan Kitchen/Dining room. This spacious "L" shaped room boasts a large central island/breakfast bar, painted finish cabinets and wood blocked work surfaces. Attractive oak laminate flooring extends throughout much of the property.

Four comfortable Bedrooms are served by a high quality en-suite shower room and an equally impressive family Bathroom.

Double glazing and oil fired central heating are the finishing touch to this very special home.

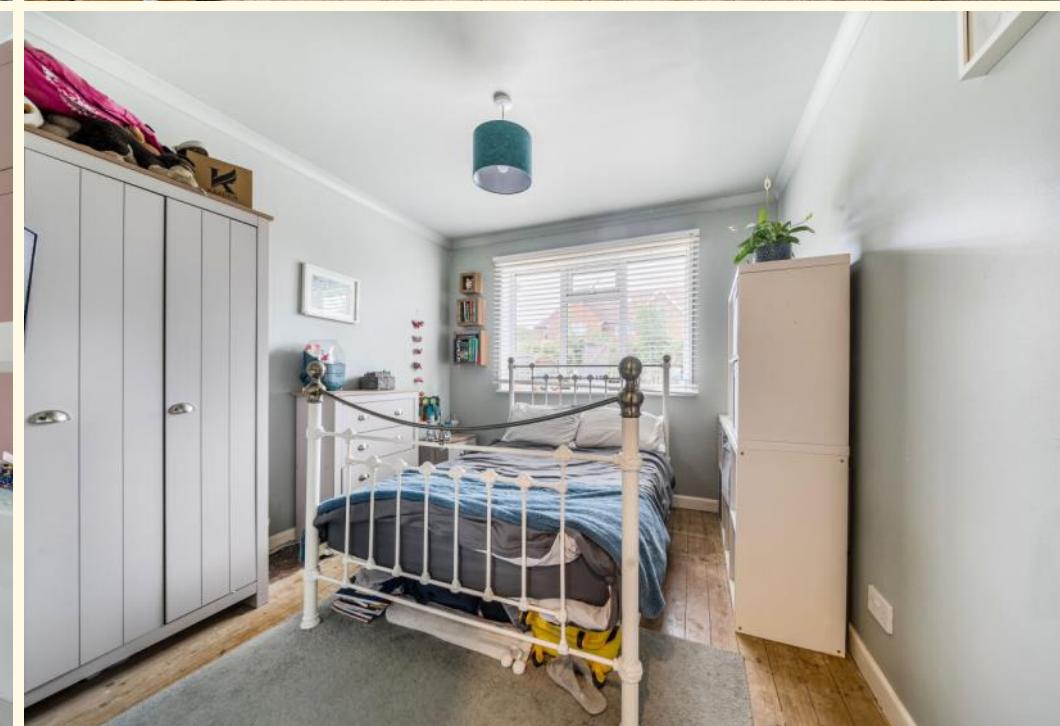
Outside

The property occupies an excellent plot with garden and grounds wrapping around three sides.

There is a large gravelled driveway, well tended lawns and a patio area. Well stocked flower and shrub borders add to the appeal of the garden.

Within the rear garden there is an outbuilding which is divided into a useful home office and store room.









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

Services

Mains Electricity
Mains Water & Drainage
Oil Fired Central Heating

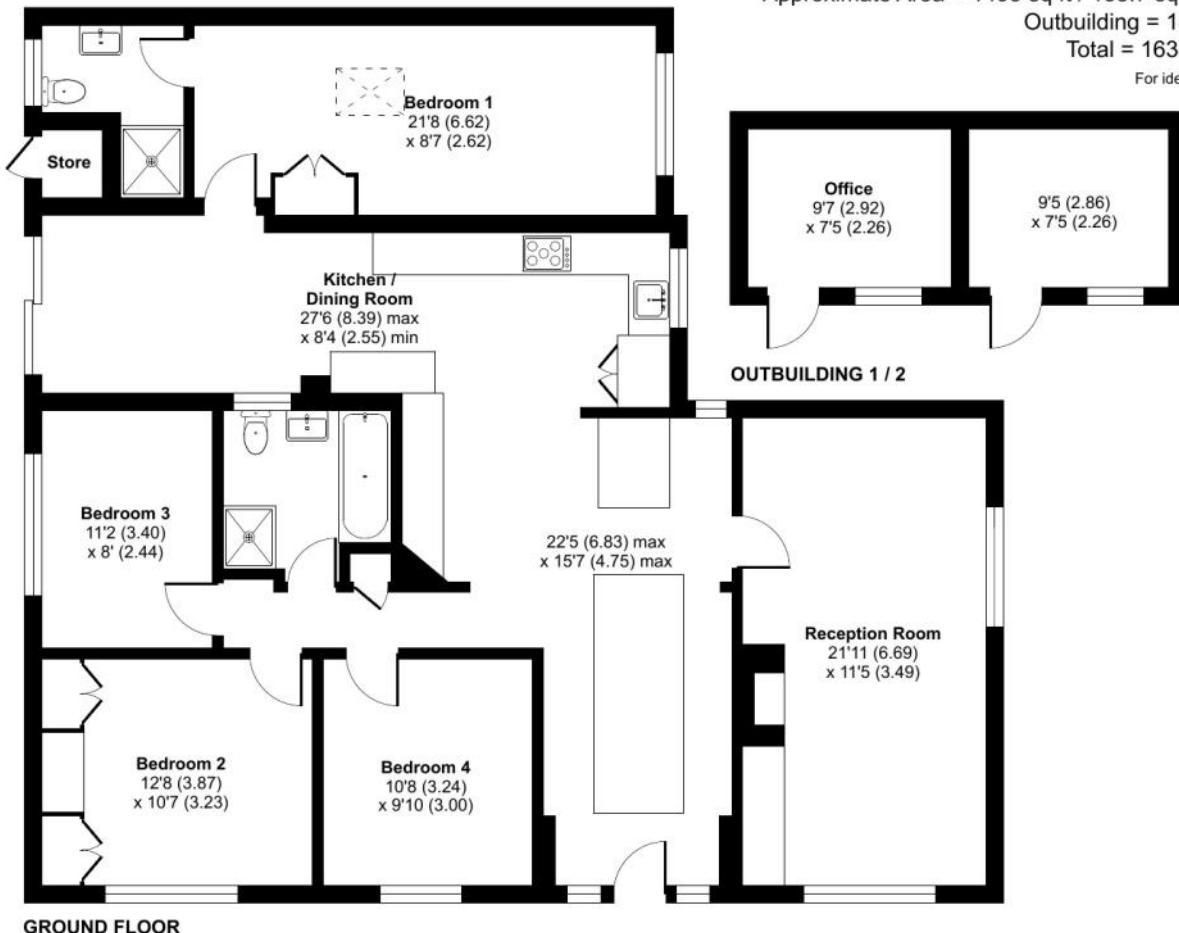
Council Tax Band: E

What 3 Words Location: //refilled.personal.hats

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Great Bedwyn, Marlborough, SN8

Approximate Area = 1493 sq ft / 138.7 sq m (excludes store)

Outbuilding = 141 sq ft / 13.1 sq m

Total = 1634 sq ft / 151.8 sq m

For identification only - Not to scale