

**25 FARM LANE
GREAT BEDWYN**



25 Farm Lane

Great Bedwyn, Marlborough, Wiltshire, SN8 3LU

OIEO £400,000

Approximately 6.3 Miles to Hungerford

Approximately 7 Miles to Marlborough

Approximately 0.3 Miles to Great Bedwyn
Railway Station

- First Floor Maisonette
- Flying Freehold (Ask Agent)
- Recently Renovated to a High Quality Finish Throughout
- Turn Key Ready
- Sought After Village Location
- Entrance Hall
- Superb Kitchen/Dining Area With Integrated Appliances and Quartz Work Surfaces
- Comfortable Sitting Room
- Two/Three Bedrooms
- High Quality Family Bathroom and En-Suite Shower Room
- Private Balcony Area
- Double Glazing
- Electric Heating
- Wonderful Garden Laid Mostly To Lawn
- Sunny Patio Area
- Glorious Views Across Countryside
- Driveway Parking for Multiple Vehicles
- EV Charging Point
- Chain Free

Situation

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 truly beautiful property that has been finished to an exceptionally high standard throughout offering a turn key ready experience.

This well located property offers a short walk to village amenities as well as the railway station and countryside walks.

The accommodation includes a welcoming entrance hall with stairs rising to the first floor. There is a beautiful bright and airy dual aspect Kitchen/Dining area boasting integrated appliances and Quartz work surfaces. French doors lead to a private balcony area and views over rooftops and countryside. There is a comfortable Sitting room, Bedroom Three/Office and an impressive family Bathroom. The top floor consists of the master Bedroom with a sumptuous En-Suite Shower room with rainfall shower and Bedroom two.

In all, a fantastic house that has been finished with a keen eye for detail and interior design providing a move in ready opportunity with the benefit of the property being chain free!

Please note, part of this property forms a flying freehold.

Outside

To the front of the property there is a gravelled driveway with room for several vehicles and a private EV charging point.

To the rear steps descend from the private balcony area to a wonderful sized garden that is mostly laid to lawn with a sunny patio area to the bottom of the garden. There is also a useful storage shed and a shared access path through the neighbouring property to the front of the building.







25 Farm St

Approximate Gross Internal Area
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2024
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Services
Mains Electricity
Mains Water & Drainage

Council Tax Band: B

What 3 Words Location: ///risks.head.yummy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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