



12 CHURCH STREET
GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

12 CHURCH STREET, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3PE

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

**A lovely character house offering three bedroomed accommodation of good proportions in the High Street of Great Bedwyn.
The property benefits from an excellent kitchen/dining room overlooking a south east facing garden. No onward chain.**

* Reception hall/study area * Sitting room * Kitchen/dining room * 3 bedrooms * Bath/shower room * Cloakroom *
* Outbuilding (in need of repair) * South East facing garden * On street parking * No onward chain *



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

This charming period property lies within the conservation area of this popular village. The front door opens on to a generous reception hall which provides plenty of space for storage or potential for a study area. The hall has a limestone floor which continues in to the bright and spacious open plan kitchen/dining room complete with breakfast bar and having a fitted hob, oven and fridge. The dining area benefits from French doors leading onto the garden. To the front of the house there is a well proportioned sitting room with a wood burning stove and built in storage and shelving either side. There is also further lobby leading in to a downstairs WC.

Upstairs the generous landing has a large airing cupboard and leads to two large double bedrooms both with fitted storage and a single bedroom. The bathroom has both a bath and a large separate shower.

GARDENS

The property benefits from a sunny aspect and has a large patio directly outside the French doors. There is a level lawn with a path to the side. To the end of the garden there is a large outbuilding and while this is in need of repair or replacement there is space and potential for a substantial summer house/workshop/home office depending on needs/ relevant permissions.

SERVICES

Mains water, drainage and electricity. Electric heating. Council Tax band D.

TENURE

Freehold.

Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft

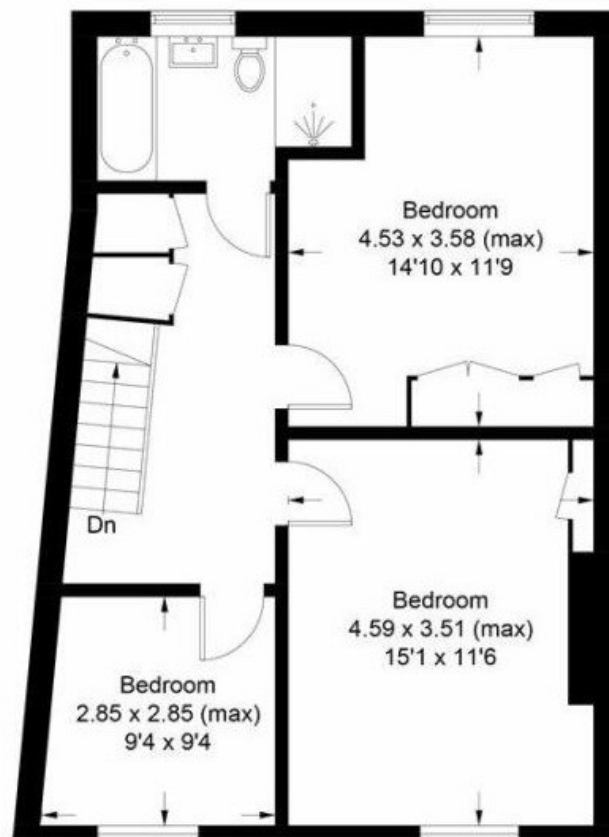
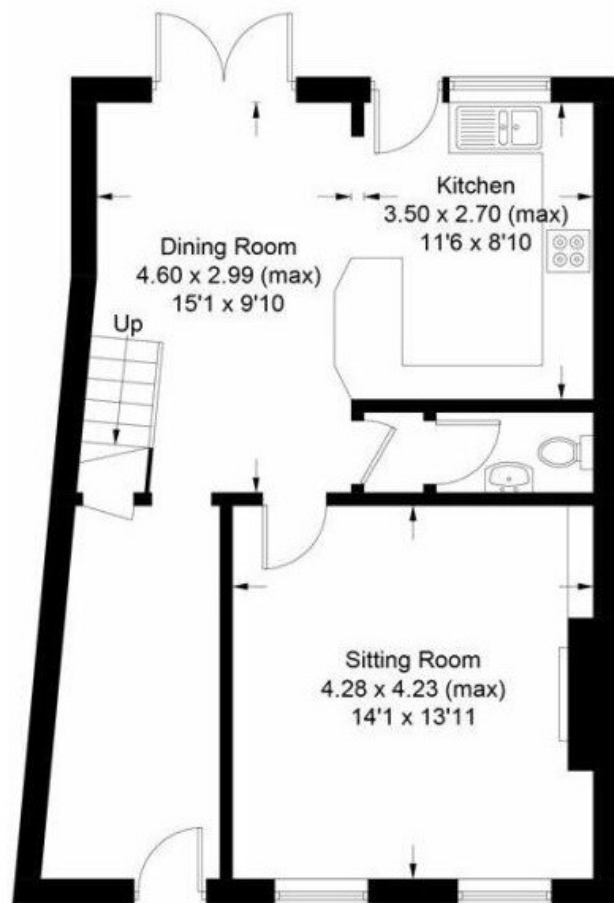


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID801456)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
ESTATE AGENTS