



ASH TREE HOUSE, BACK LANE, GREAT BEDWYN

**BREARLEY & RICH**  
ESTATE AGENTS

# **ASH TREE HOUSE, BACK LANE, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3NX**

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

**An individual detached house located in a quiet lane close to the centre of the village and with views over fields to the front.**

**The property is currently arranged as 3 first floor bedrooms with a large dressing room but was originally designed as 4 bedrooms and could be reconfigured to suit.**

\* Reception hall \* Sitting room \* Dining room \* Conservatory \* Study \* Kitchen/breakfast room \* 3 bedrooms \* Dressing room/potential bedroom 4 \* 2 Bath/shower rooms \*  
\* Cloakroom \* Studio/office and store \* Private south facing garden \* Large driveway parking \*



## **GREAT BEDWYN**

Great Bedwyn is a highly regarded village with an excellent range of facilities including a post office, doctor's surgery, village store, café and a public house. There is also a highly regarded primary school as well as a tennis club, cricket club and a church.

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 lovely detached home is situated in a quiet lane within the village conservation area and walking distance of village facilities. The property was built just over 20 years ago and offers well proportioned accommodation throughout. An oak front door leads in to a welcoming reception hall. The sitting room is to the rear of the house, so is south facing and has an open fireplace and double doors in to the conservatory. The dining room is also south facing and is also particularly well proportioned. To the front of the house there is a light kitchen/breakfast room with butler style sink and a range of solid timber units and granite work surfaces. The ground floor also provides a good study and a cloakroom.

On the first floor there is a large main bedroom with en suite shower room and a dressing room with a wall of fitted wardrobes (potential bedroom 4). There are two further double bedrooms and a family bathroom. There are views to the front over the allotments to the fields and hills beyond.

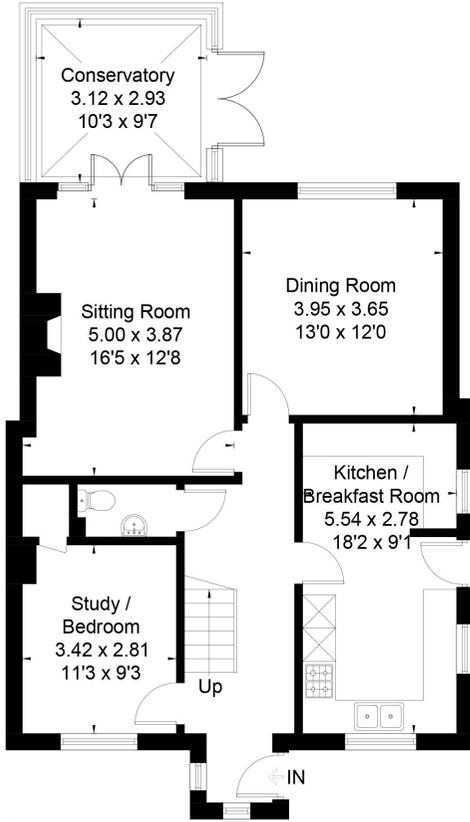
### GARDENS

To the front of the property a brick paved drive provides plenty of parking with a wide gravel path leading around the side of the house to the kitchen door. Within the garden there is a studio/office with bi-folding doors to the front and a store to the rear. The garden is lovely and private and has been beautifully tended and landscaped. There is a seating area with space for a table directly outside the house with a wisteria covered pergola. A path leads up the lawn to a separate raised sitting area looking back at the house.

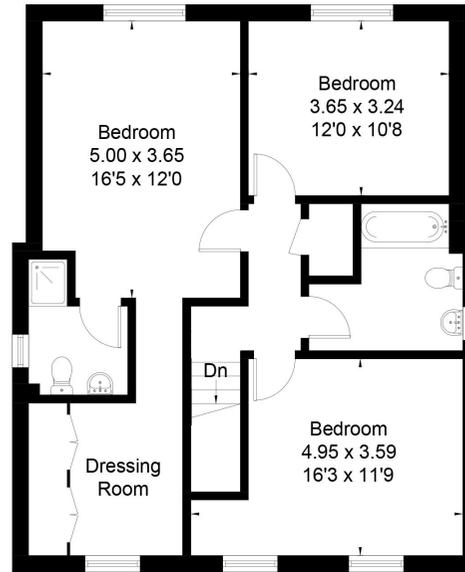
### SERVICES

Mains water, drainage and electricity. Oil fired central heating. Current broadband speed 65Mb/s. Council Tax band F.

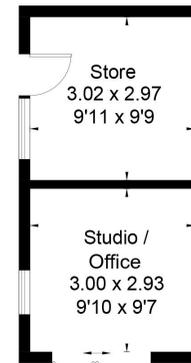
Approximate Floor Area = 160.2 sq m / 1724 sq ft  
 Outbuildings = 8.8 sq m / 95 sq ft  
 Total = 169 sq m / 1819 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82736

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**01672 514820**

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

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