



6 WANSDYKE ROAD
GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

6 WANSDYKE ROAD, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3PW

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

Beautifully kept detached 5 bedroom family home with a lovely south east facing garden and views over fields to the front.

The property is located in a quiet position within easy reach of village facilities and to local countryside walks.

* Reception hall * Sitting room * Family room * Study * Kitchen/dining room * Utility room * 5 bedrooms * 2 Bath/shower rooms * Cloakroom *
* Private southerly facing garden * Rural views to front * Garage * Parking *



GREAT BEDWYN

Great Bedwyn is a highly desirable village with an excellent range of facilities including a post office, doctor's surgery, village store, cafe and a public house. There is also a primary school (recently rated 'Outstanding' by OFSTED) as well as a tennis club, cricket club and a church.

The Kennet and Avon canal passes through the village and there is ample opportunity for walking and riding on local footpaths and bridleways. Savernake Forest is also within easy reach. The village benefits from a railway station offering a service to London Paddington.

Great Bedwyn offers easy access to the market towns of Marlborough and Hungerford with a range of independent shops and high street stores, leisure centres, a cinema and local supermarkets including Waitrose.



THE PROPERTY

This beautifully kept home offers thoughtfully designed accommodation throughout. Entering the house there is a lovely welcoming reception hall with turning stairs rising to the galleried landing above. To the left of the hall there is an excellent kitchen/dining room stretching from the front to the back of the house, with a kitchen to the front overlooking fields. The dining area to the rear has space for a large table adjacent to French doors leading into the garden. Double doors from both the hall and the dining area lead in to a well proportioned sitting room with open fireplace and a further set of doors into the garden. The hall also leads in to an excellent study, a second reception/family room and a utility room. There is also a cloakroom on the ground floor.

On the first floor is a spacious galleried landing which even has space for a desk if required. There are five good sized bedrooms, the main bedroom having a large en-suite shower room and there is a modern family bathroom with shower over the bath.

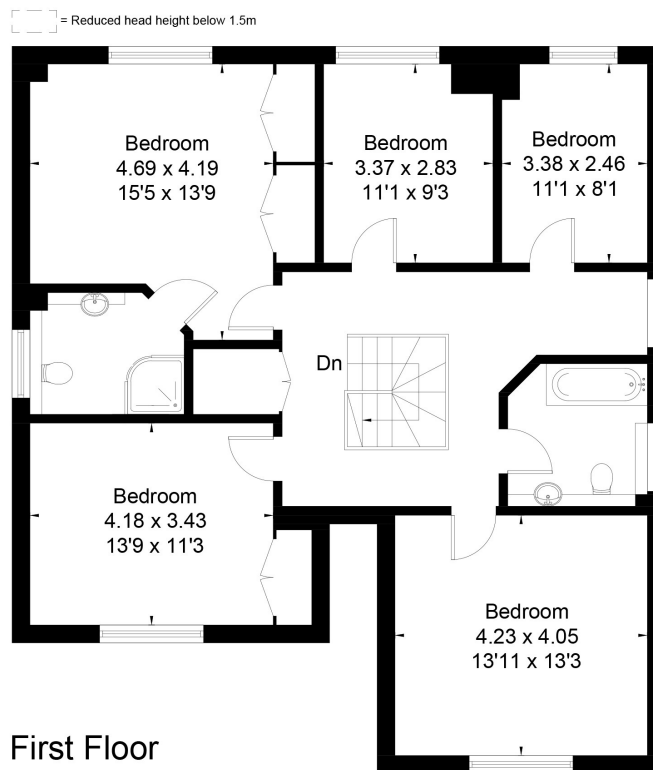
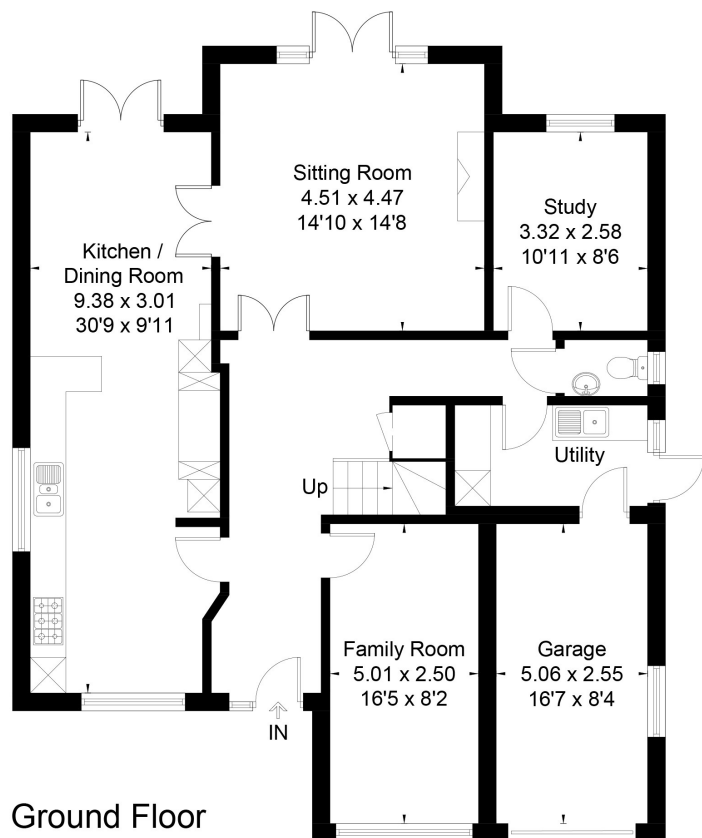
GARDENS

To the front of the property there is a well tended lawn bordered by hedges. There is driveway parking in front of the garage and a paved path leading to the front door. Paths also lead to gates on both sides. The garden has a lovely southerly aspect with plenty of variety and colour. There is a paved seating and dining area adjacent to the house. At the end of the garden there is a gravel garden where children's play equipment used to be placed. The front of the house faces west and benefits from the sun setting above the views of fields and woodland.

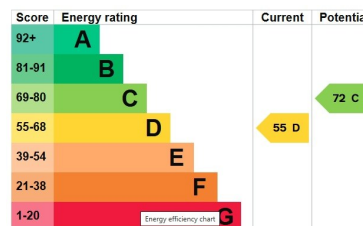
SERVICES

Mains water, drainage and electricity. Oil fired central heating. LPG for hob. Council Tax band G.

Approximate Floor Area = 220.6 sq m / 2374 sq ft (Including Garage)



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 #93343



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