



LITTLE CHASE, 3 FOREST HILL,
GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

LITTLE CHASE, 3 FOREST HILL, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3LP

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

**An individual character family house in an elevated and private position within easy reach of facilities in the popular village of Great Bedwyn.
The property benefits from a plot of approximately 0.3 acres with driveway parking and garage/car port.**

* Reception hall * Sitting room * Dining room * Study * Kitchen/breakfast room * Utility room * 4 bedrooms * 3 Bath/shower rooms (2 en suite)
* Cloakroom * Garage/car port * Parking * Generous private garden 0.3 acre plot * Excellent village location *



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

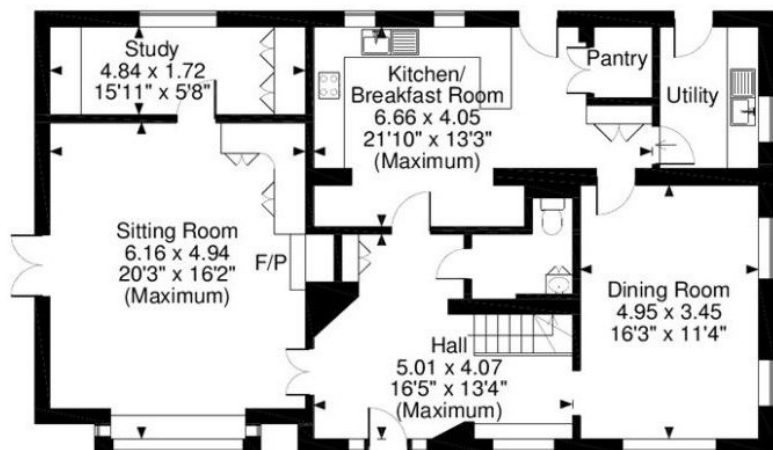
This appealing detached family house is believed to originally date from the 1930's and occupies a private and elevated position towards the edge of the village but within walking distance of facilities. Downstairs accommodation comprises a generous reception hall with double doors leading in to a light sitting room with a beautiful stone fireplace and wood burning stove. To the rear of the sitting room there is a study with fitted storage, while across the spacious hallway there is a double aspect dining room. The modern fitted kitchen is a smart and contemporary space, with a large dining area and a traditional pantry, as well as an adjoining utility room. Both the kitchen and utility room have doors to the garden. The first floor landing leads to a superb main bedroom with a full ensuite bathroom and a walk in wardrobe. An additional double bedroom is en suite while the two remaining bedrooms share the family bathroom. All of the bedrooms have fitted storage.

GARDENS

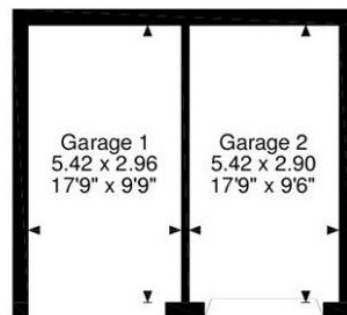
Approached via a path to the front porch, the property sits comfortably within the good sized private plot, with well-maintained gardens comprising lawns, planted borders and mature shrubs, hedges and trees. A gravelled seating area sits to the front of the house with an additional terrace at the rear, ideal for entertaining. The driveway leads to an oak framed garage and car port, with a large area to the front for additional parking. There is also a timber outbuilding with a sauna and space for a hot tub or garden room area that has decking laid in front.

SERVICES AND TENURE

Mains water, drainage and electricity. Oil fired central heating. Council Tax band G. Freehold.

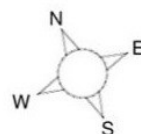


Ground Floor



First Floor

Forest Hill, Great Bedwyn, Marlborough
Approximate Gross Internal Area
 Main House = 2,233 sq ft / 208 sq m
 Garages = 351 sq ft / 33 sq m
 Total = 2,584 sq ft / 241 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

01672 514820

www.brearleyandrich.co.uk

1 London Road, Marlborough, SN8 1PH

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