



2 COPYHOLD, GREAT BEDWYN

**BREARLEY & RICH**  
ESTATE AGENTS



## **2 COPYHOLD, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3YR**

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

**Beautifully kept detached 4 bedroom family house with a lovely garden and views over fields from the rear bedrooms.**

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

\* Reception hall \* Sitting room \* Dining room \* Conservatory \* Study \* Kitchen/breakfast room \* 4 bedrooms \* 2 Bath/shower rooms \* Cloakroom \*  
\* Utility room \* Integral garage \* Private gardens \* Driveway 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

Entering this lovely detached home there is a good sized reception hall for welcoming guests and leading to all the main rooms. There is a sitting room with an open fireplace and French doors opening on to the conservatory. To the front of the house there is a separate dining room which could be combined with the sitting room to create a much larger main reception room. There is also a study to the front of the house, while to the rear the kitchen/breakfast room looks out to the garden and leads through to a utility area and into the integral garage. There is a cloakroom on the ground floor and this gives access to an under stair cupboard.

On the first floor the main bedroom benefits from fitted wardrobes and a modern ensuite shower room. There are three further bedrooms all of which are at the back of the house and have views over fields to the rear. The second bedroom is a double and has a fitted wardrobe. These three bedrooms are served by a modern family bathroom.

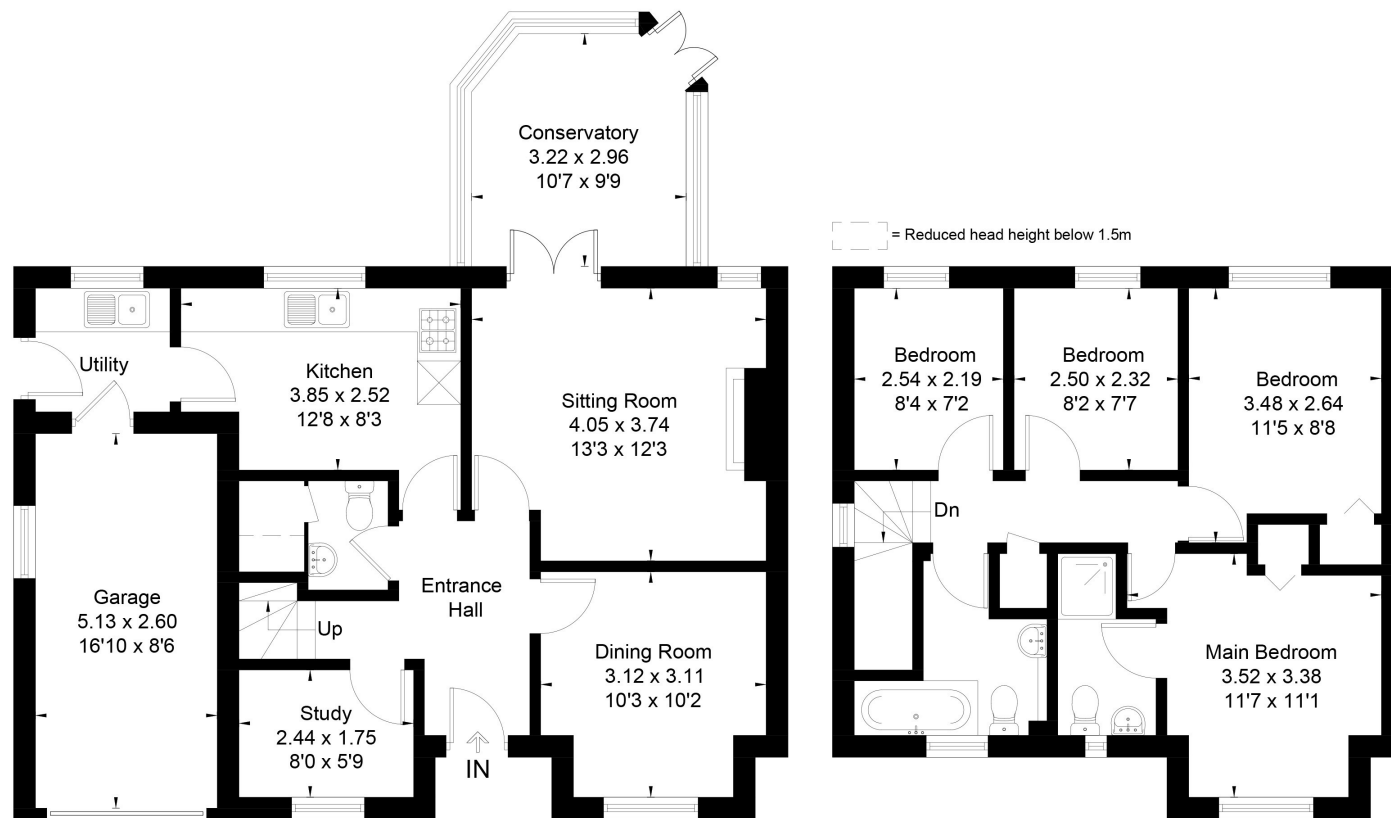
### GARDENS

To the front of the property there is a block paved drive which provides parking for three vehicles in front of the garage. There is a front lawn with mature shrub borders. A gate to the side of the house gives access to the wrap around back garden which enjoys a high degree of privacy and a sunny aspect with a seating area placed to catch the evening sun. There is a raised pond and to the other side of the house there is a greenhouse.

### SERVICES

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

Approximate Floor Area = 125 sq m / 1345 sq ft (Including Garage)



Ground Floor

First Floor



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 #97628



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**01672 514820**

[www.brearleyandrich.co.uk](http://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