



AUTUMN HOUSE
BROWNS LANE, GREAT BEDWYN

BREARLEY & RICH
ESTATE AGENTS

AUTUMN HOUSE, BROWNS LANE, GREAT BEDWYN, MARLBOROUGH, SN8 3LR

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

**Detached 4 bedroom home in a small close within easy reach of village facilities and local countryside
The property provides spacious accommodation with excellent reception rooms, lovely private gardens and a detached double garage with parking to the front.**

* Reception hall * Sitting room * Dining room * Conservatory * Study * Kitchen/breakfast room * 4 bedrooms * Family bathroom * En suite shower room *
* Cloakroom * Utility area * Detached double garage and parking * Private garden *



GREAT BEDWYN

Great Bedwyn is a highly regarded village with an excellent range of facilities including a post office, doctor's surgery, village store 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

Autumn House was built in 1993 and has been updated and improved by the current owners, including the addition of solar panels and air source heat pump heating. On entering the house there is a lovely reception hall with glazed doors leading off to the kitchen, sitting room or study. The study is to the front of the house and has a bay window, while the sitting room features a wood burning stove and has an outlook to the front of the house. There are a further two reception rooms, the dining room with porthole window off the kitchen and the large conservatory, accessed either via the dining room or the kitchen.

Upstairs the landing leads to four good bedrooms, the main bedroom benefitting from lovely views over fields. All of the bedrooms have fitted storage. The main bathroom is fully tiled and features a walk in shower, while the en suite is also a good size and again has a walk in shower.

GARDENS

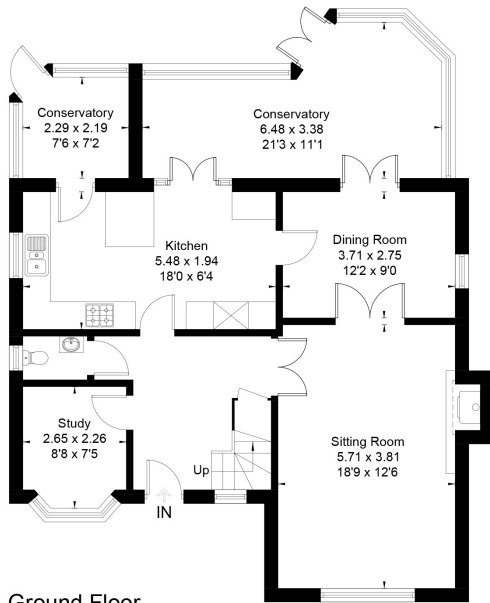
The property occupies a lovely plot of approximately 0.16 acres. To the front of the property is a lawned garden with hedges borders. A gate leads from the drive to the front door. Gates to either side of the house lead in to the back garden. The cottage style gardens to the rear are a delight and benefit from several well placed seating areas for shade and outdoor entertaining. There is access to the garage from the garden via a side door.

SERVICES

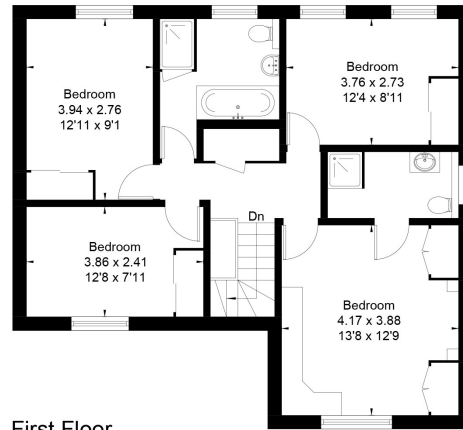
Mains water, drainage and electricity. Air source heat pump for central heating. Solar panels to roof. Council Tax band G.

TENURE
Freehold

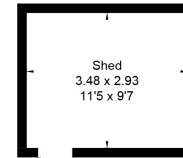
Approximate Floor Area = 165.4 sq m / 1780 sq ft
 Garage = 33.2 sq m / 357 sq ft
 Total = 198.6 sq m / 2137 sq ft (Excluding Shed)



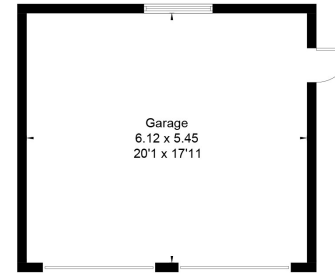
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(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 #111320

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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