



GLEN ISLA, 9a FOREST HILL,  
GREAT BEDWYN, MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS



# **GLEN ISLA, 9a 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.*

**Detached bungalow with views over fields to the rear on the edge of this popular village with excellent local amenities and in St Johns Academy catchment.  
The property occupies a private setting and offers potential for improvement and extension to suit modern living.**

\* Reception hall \* Sitting room \* Dining room \* Kitchen \* 3 bedrooms \* Shower room \* Cloakroom \*  
\* Detached garage \* Private gardens of approximately 0.21 acres \* Extensive driveway parking \*



## **GREAT BEDWYN**

Great Bedwyn is a highly regarded village with an excellent range of facilities including a post office, 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 and also offers easy access to the market towns of Marlborough and Hungerford offering a further range of independent shops and amenities including many high street names, a cinema and local supermarkets.





### THE PROPERTY

This detached property is set back from the road on the edge of the village and offers views over fields to the rear. The property offers two excellent reception rooms, the sitting room having a wood burning stove and the dining/garden room having a pleasant outlook over the garden to the fields and trees beyond. To the front of the house there are three good bedrooms, served by a shower room with space for a bath and a separate cloakroom. There is a kitchen immediately next to the sitting room and a walk in larder/storage cupboard off the kitchen. The property would benefit from updating throughout and may offer further potential subject to planning.

### GARDEN & GROUNDS

Glen Isla is approached over a long driveway with a parking space to the front of the house and also with a drive continuing to the side to a detached garage. There is a generous front garden with lawn and mature shrubs. To the rear of the house there is a gently sloping rear garden with mature trees, this garden offers wonderful open views across fields to the woods beyond.

### SERVICES

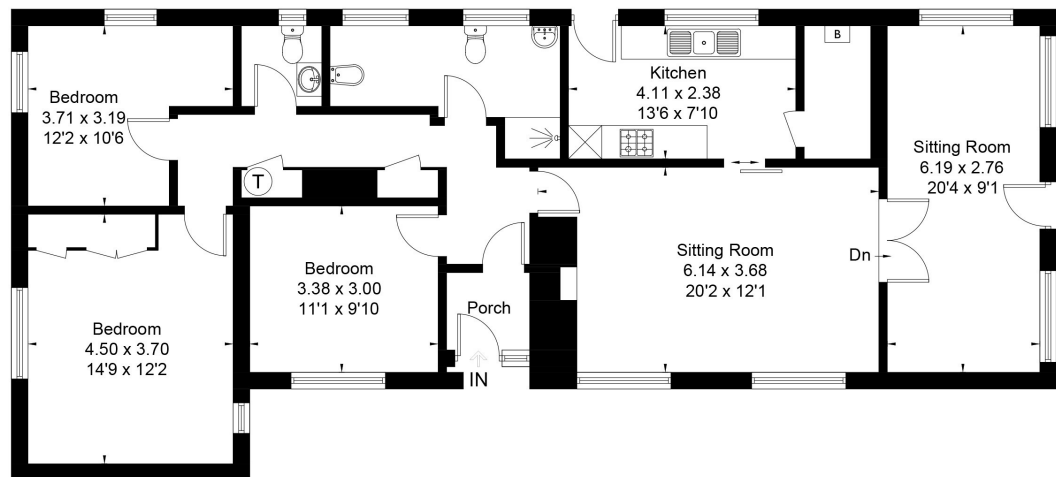
Mains water and electricity. Heating via air source heat pump. Council Tax band E.

### TENURE

Freehold

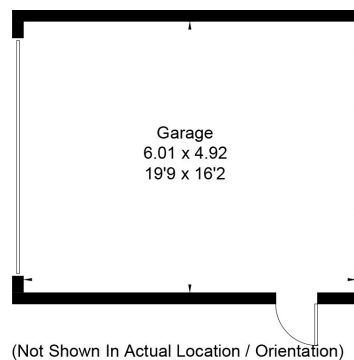


Approximate Area = 119.4 sq m / 1285 sq ft  
 Garage = 29.5 sq m / 317 sq ft  
 Total = 148.9 sq m / 1602 sq ft

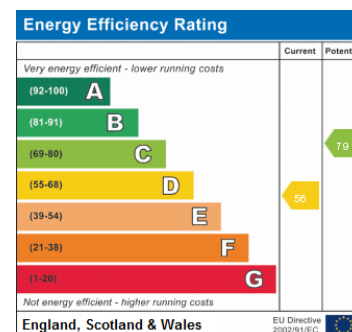


Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 297709



(Not Shown In Actual Location / Orientation)



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