



Village life!

Guide Price £425,000

Winkworth



MANOR ROAD GREAT BEDWYN SN8 3UF

A well presented three bedroom semi-detached house situated in this much sought after village.

Description

The property is well presented throughout and comprises of entrance hall, living room with wood burning stove, Kitchen/breakfast room with pantry cupboard, utility room and downstairs cloakroom. Upstairs there is master bedroom with built in wardrobe, double bedroom, single bedroom and modern family bathroom with electric shower over bath. The property has electric heating, double glazed windows and solar panels. There is a front patio garden, side access to the rear garden with patio and artificial lawn and garage in a block near the property.

Situation

The property is situated in the heart of this popular village which has a railway station. Extensive shopping and recreational facilities are available in the nearby towns of Hungerford and Marlborough. Communications are first class with easy access to the A4 and M4 (Junction 14 about 9 miles distant) providing fast access to London, the motorway network (M3 and M5), and international airports at Gatwick, Heathrow, Bristol, Southampton. There is a regular train service to London Paddington from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), and London Waterloo from Pewsey (94 minutes).

Recreation

There are excellent recreational facilities in the area including golf at Marlborough golf club and Ogbourne Down golf club. Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park. Numerous footpaths and bridle ways on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty. Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol. Sailing can be found on numerous places on the south coast.

Education

There is a wide choice of nursey, primary and secondary schools, both state and private in the area including the well-known Marlborough College.



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Location

Great Bedwyn is an idyllic English village, much of which is included in a conservation area, situated towards the Eastern boundary of Wiltshire, 4.5 miles South West of Hungerford, and 6 miles South East of Marlborough. It lies on the River Dun and is bordered by the Kennet and Avon canal. A thriving and caring community with good commuter rail links to London, this highly-regarded village has its own Post Office (with bakery), shop and an excellent hostelry in the Three Tuns, GP surgery, church, garage and a primary school, which is rated excellent by Ofsted. The village is ideal for family living, being within catchment for the excellent St John's Academy and handy for commuting, as the railway station gives access to Hungerford, Newbury, Reading & London Paddington.

Services; Mains electricity, water and drainage.

Council Tax: E

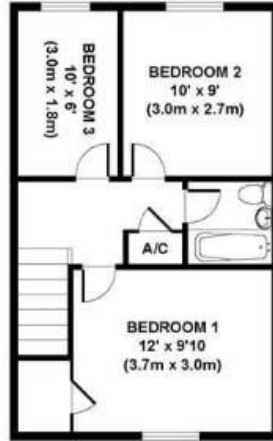
EPC: D

Directions

<https://what3words.com/squeezed.noun.uproot>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 391 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 391 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT / 73 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com

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winkworth.co.uk

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