



Modern Home in Great Bedwyn

Guide Price £395,000

Winkworth



HIGH STREET, GREAT BEDWYN, SN8 3NU

Built only five years ago, this large two double bedroom home in the heart of Great Bedwyn is offered for sale with no onward chain.

This wonderful cottage style home has been beautifully designed in-keeping with the architecture of the village and offers a wealth of space.

The entrance to the property is on the side and you enter into a large entrance hall with a downstairs cloakroom. The hall is large enough that it could be used as an office. From the hall, one side is the large lounge with double French door leading out to the garden, and the other side is a large kitchen/dining room. The kitchen is fully fitted with an abundance of cupboards, integrated fridge/freezer, integrated double oven and dishwasher.

Upstairs there are two large double bedrooms and the bathroom with bath and shower over.

The property is powered by air source heat pump and has underfloor heating throughout.

At the front of the house is a pretty cottage garden which has been designed with patio terrace and shingle areas providing space for pots creating a low-maintenance space.

This also benefits from two parking spaces and use of a visitor space.

Being right in the heart of the pretty village of Great Bedwyn, within walking distance of the amenities and the train station (with direct access into London Paddington), this is the perfect home for country living in Wiltshire.

At a Glance:

- Lounge
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Garden
- Two Parking Spaces

Services: Mains drainage, water and electricity.
Air source heat pump and underfloor heating.

Council Tax Band: E

EPC Band: C



LOCATION

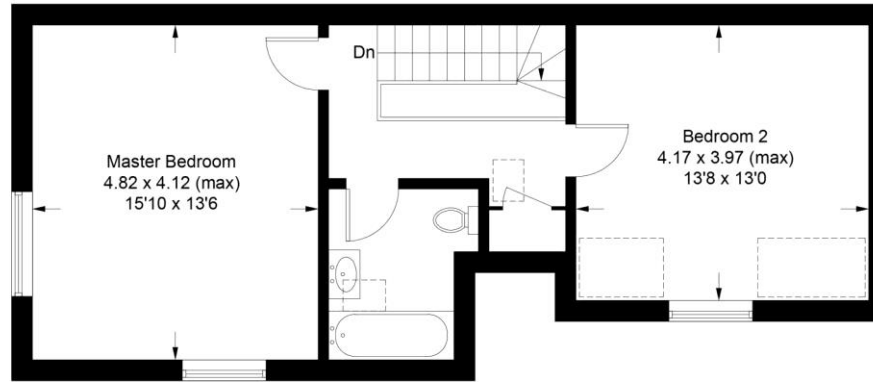
Great Bedwyn; an attractive commuter village with a good range of local amenities including a general store, Post Office, primary school and public house. The village has the advantage of a railway station with direct services to London Paddington and the South West. The M4 motorway at junction 14 is about 8 miles to the north-east. Great Bedwyn stands in an Area of Outstanding Natural Beauty close to Savernake Forest and with the Kennet and Avon canal running through the village.



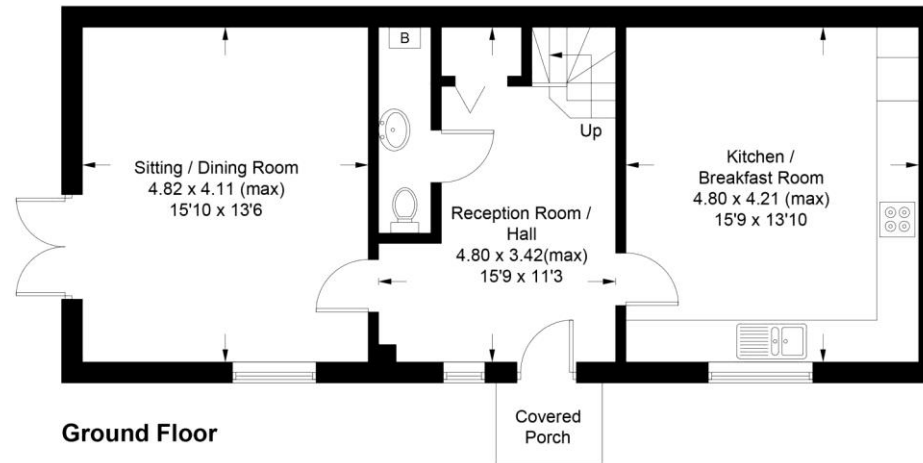
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

24 High Street

Approximate Gross Internal Area = 107.0 sq m / 1147 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID838794)

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