



Pretty character Cottage!

£1795pcm



4 BACK LANE, GREAT BEDWYN, SN8 3NX

Available to rent from the 25th of October.

Nestled into the popular village of Great Bedwyn, just a stones throw from the amenities and a 3 minute walk to the train station.

At a Glance:

- Pretty character cottage
- Village location
- UNFURNISHED
- Pets considered
- Living Room, with inglenook fireplace and wood burning stove
- Kitchen
- Utility Room
- First floor – Two bedrooms one with fitted storage and modern family bathroom
- Second floor – Large master bedroom with stunning ensuite
- Pretty cottage garden
- Large summer house – for entertaining or home office
- Private parking space

Services: Mains water and drainage, electric and electric heating.

EPC: To follow
Council Tax:D

Holding deposit x 1 week £415.38
Security Deposit x 5 weeks £2076.92
Affordability threshold for referencing £54,000

A little gem! Delightful character cottage with period features and modern touches.

The accommodation comprises living/dining room with inglenook fireplace with wood burning stove, kitchen with space for appliances. Steps lead down to the seller which is a great utility space. On the first floor there are two double bedrooms, one with storage and a modern family bathroom. On the second floor an impressive double bedroom with stunning ensuite bathroom with roll top bath and views across to the fields. A pretty, secluded mature cottage garden with entertaining space and then steps up leading on to a large summer house which would make a lovely entertaining space of home office.



LOCATION

Great Bedwyn is a highly regarded village with an excellent range of facilities including a post office, doctor's surgery, village store, café and a public house. There is also an excellent 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.

Communications are first class with easy access to the A4 and M4 providing fast access to London and the motorway network (M3 and M5).

Regular train service direct to **London Paddington** from Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).

DIRECTIONS

What3words: clearcut.guess.kicked

SERVICES

Mains water and drainage, Electric and Electric central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: TBC

Council Tax Band: D.

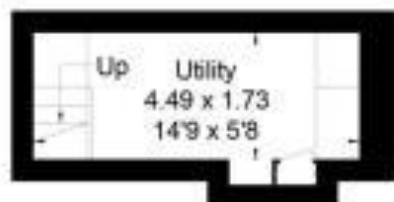
Broadband and mobile coverage <https://checker.ofcom.org.uk/>



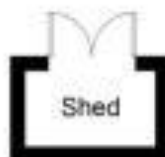
Approximate Floor Area = 95.5 sq m / 1028 sq ft
 Cellar = 8.3 sq m / 89 sq ft
 Summer House = 11.5 sq m / 124 sq ft
 Total = 115.3 sq m / 1241 sq ft



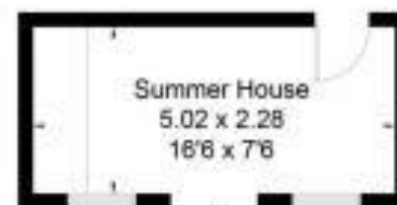
 = Reduced head height below 1.5m



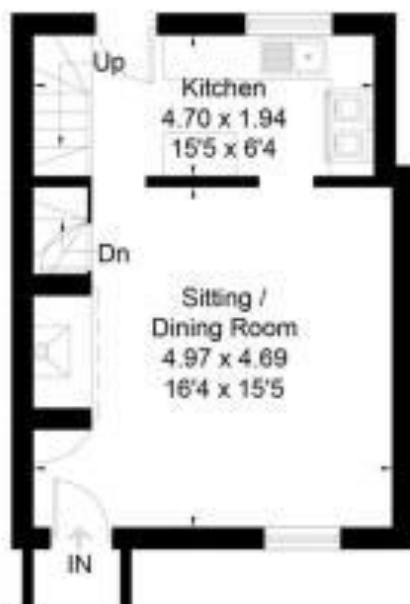
Cellar



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Second 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 #60873

Marlborough | 01672 552 777 | marlborough@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth