



20 Brook Street

Great Bedwyn, Wiltshire



20 Brook Street

Great Bedwyn, Wiltshire

A wonderful village house in the highly desirable village of Great Bedwyn.

Entrance hall | Kitchen/Breakfast/Dining room | Sitting room | Study | Utility room | Laundry room
Five-Six bedrooms | Two bathrooms

Triple garage with power and water supply | Off-street parking

Pretty gardens | In all about 1.19 acres

Great Bedwyn (London Paddington 90 minutes), Hungerford 5 miles, M4 (J14) 8 miles, Marlborough 7 miles, Newbury 15 miles, Swindon 20 miles
(Distances and times approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

01488 682726
fiennes.mcculloch@knightfrank.com

knightfrank.co.uk

Situation

20 Brook Street is situated on the edge of the highly popular village of Great Bedwyn.

Set in an Area of Outstanding Natural Beauty and on the edge of the Savernake Forest.

A village shop, post office (with bakery), doctors surgery, hairdressers and a public house can be found in the village. Both the C of E village school and pre-school are recognised as 'Outstanding' by Ofsted.

Other schools in the area include St Johns, Marlborough and Marlborough College.

Nearby market towns of Marlborough and Hungerford offer a wider selection of shops and leisure facilities, with Swindon being only 20 miles away.

Trains to London (Paddington) are available from Great Bedwyn, Hungerford or Newbury.

For Sale Freehold

20 Brook Street is a spacious family home and has great further potential to extend.

There is planning permission to convert the loft into a bedroom. (Planning Ref - K/55476/F)

The property has lots of character, with large reception rooms.

Upon entering the house there is a welcoming entrance hall which offers access to all areas of the property.

There is a large open plan kitchen/breakfast/dining room which leads into a bright sitting room with two sets of double doors stepping onto the surrounding patio area providing ideal outdoor entertaining space.

Off the kitchen, there is a useful utility room with plenty of storage space and could also double up as a larder and has external access to the garden.



There is off-street parking to the front and rear of the property along with a three-car garage.

The garden is laid mainly to lawn, with a vegetable patch, several trees and shrubs.

Accommodation

See floor plans.

Services

Mains water, electricity and drainage.
Oil fired heating.

EPC Rating

Band D

Council Tax

Band D

Tenure

Freehold with vacant possession upon completion.

Guide Price

£1,250,000

Local Authority

Wiltshire Council: 0300 4560100

Postcode

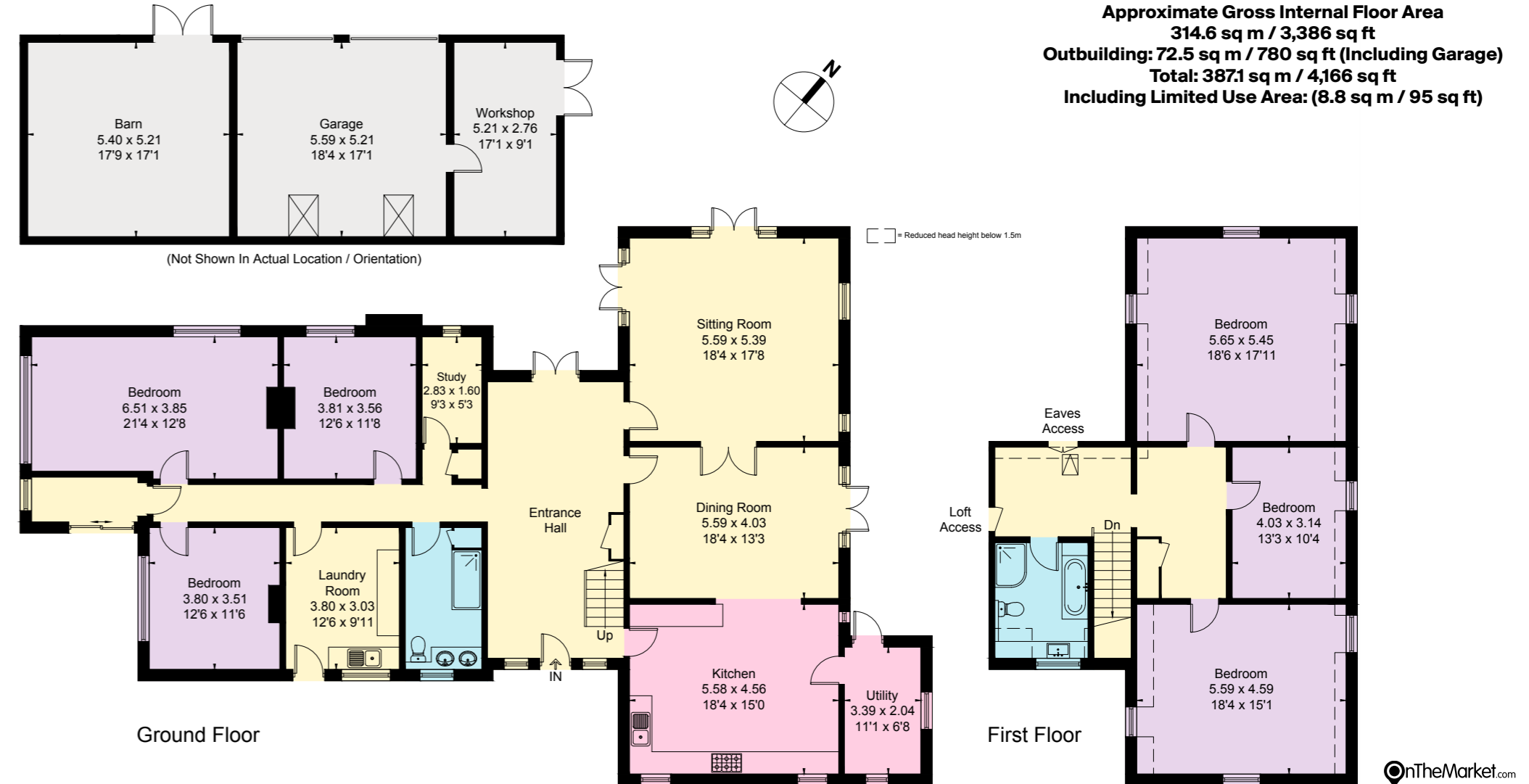
SN8 3LZ

Directions

From Hungerford take the A4 west towards Marlborough. Go through the village of Froxfield, and take the first turning to Great Bedwyn. Proceed through Savernake Forest, following the signs to Great Bedwyn. Upon entering the village, drive straight through the village past the station and over the canal and 20 Brook Street will be found on the left hand side, about half a mile from the station.

Viewing

Viewing by prior appointment only with the agents.



OnTheMarket.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2022. Photographs and videos dated July 2022. Reference: HNG012234841. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

