



# Garden Cottage

Great Bedwyn, Marlborough, Wiltshire





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Walking distance of the station.

Sitting room | Kitchen/breakfast room | Dining room | Utility | Cloakroom | Cellar | Boot room | Study  
Principal bedroom with adjoining bathroom | Three further bedrooms and a family bathroom

Large garage/outbuilding (with potential to be converted subject to planning)  
Greenhouse | Private garden | Off-road parking

Great Bedwyn Station 0.3 miles (London Paddington 60 minutes), Hungerford 5.4 miles (London Paddington 53 minutes),  
J14 M4 6 miles, Marlborough 6.7 miles.  
(All distances and times approximate)



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## Wiltshire

Garden Cottage is situated in the highly popular village of Great Bedwyn, to the west of Hungerford.

The village is set in an Area of Outstanding Natural Beauty and a Conservation Area.

Great Bedwyn lies near the Kennet & Avon Canal and the River Dun and has a railway station. A village shop, post office, doctor's surgery and pub can be found a few minutes' walk away.

The nearby market towns of Hungerford and Marlborough offer a wider selection of shops and leisure facilities. There is an extensive network of footpaths over the surrounding countryside and the nearby Savernake Forest.

Trains to London (Paddington) are available from Great Bedwyn and Hungerford (approximately 53 minutes). Junction 14 of the M4 is six miles away, providing access to the motorway network, Heathrow & London.

There are good schools in the area with a well-known kindergarten, the excellent Great Bedwyn C of E Primary School, as well as St John's Academy, Marlborough College and St Francis.





## For Sale Freehold

Garden Cottage is situated just off the village high street and within easy walking distance of all the village amenities.

The property is believed to date from the 18th Century and has been considerably improved by the current owners.

Garden Cottage has a characterful sitting room with a woodburner. The large kitchen/breakfast room, with cellar beneath, and the adjoining open-plan dining room with woodburner, makes for a superb entertaining space; double doors lead outside to the patio area and garden beyond.

Upstairs, there are four good-sized bedrooms and a family bathroom. The principal bedroom has a room-length bank of built-in wardrobes and an ensuite.

Outside there is a large barn, which is currently used for garaging and stores. This has potential for further development, subject to the usual planning consent.

The private garden is mainly laid to lawn with well-established flower beds and also a good-sized vegetable patch and greenhouse.

The house would ideally suit a family or those wishing to join an active village community.



## Services

Mains water, electricity and drainage.  
Oil fired heating. Underfloor heating in bathroom/ensuite.

## Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

## Local Authority

Wiltshire Council: 0300 456 0100

## Council Tax

Band F

## EPC Rating

Band D

## Postcode

SN8 3LR

## What3words

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## Directions

From Hungerford head south on the A338 towards Burbage. After approximately 3 miles, take the turning on the right signed to Great Bedwyn. Continue into the village and up the high street, turning right just in front of The Three Tuns pub. Garden Cottage will be found shortly on the right hand side.

## Viewing

By prior appointment only with the agents.





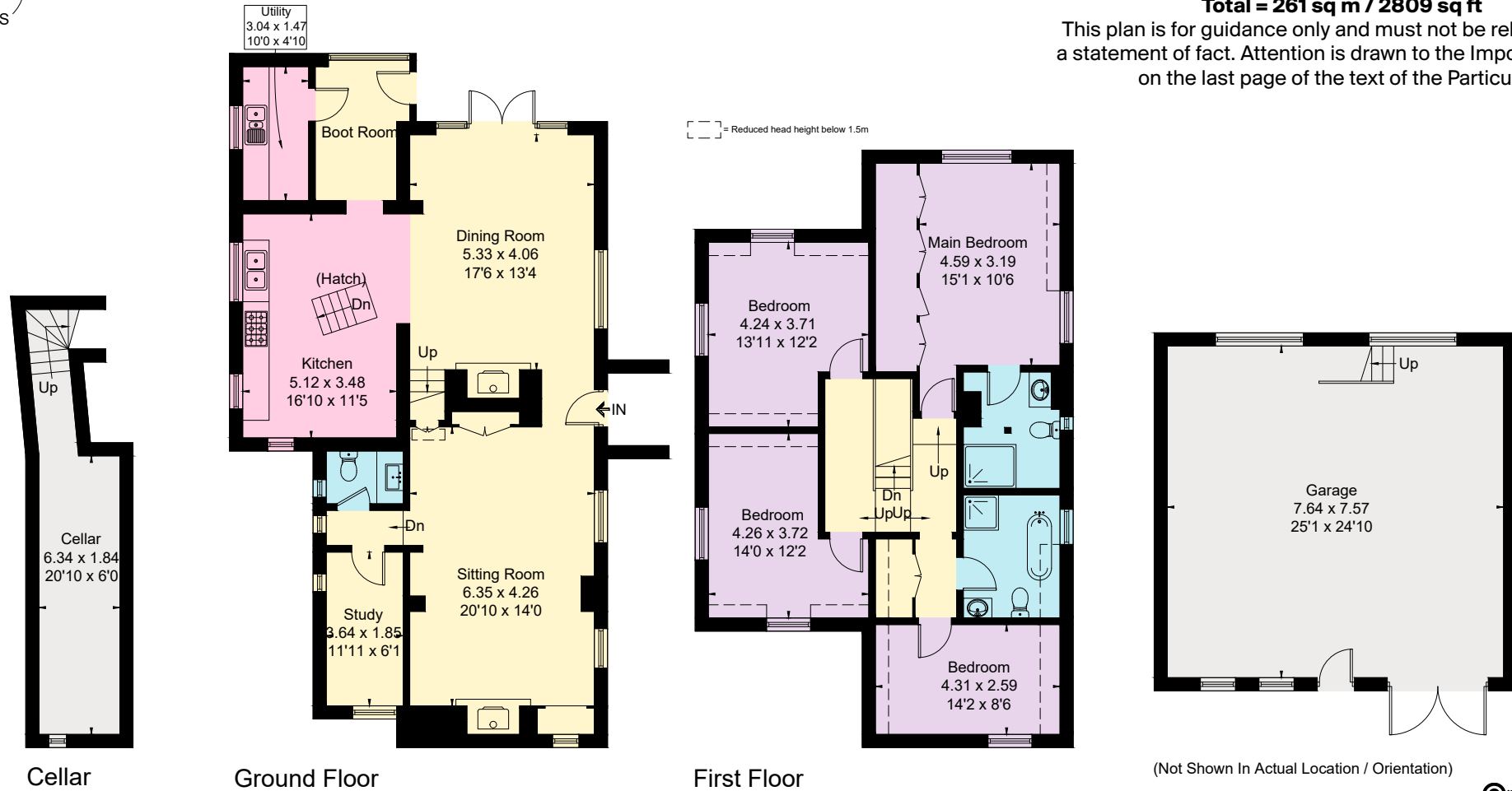
**Approximate Floor Area = 188.1 sq m / 2025 sq ft**

**Cellar = 14.8 sq m / 159 sq ft**

**Outbuilding = 58.1 sq m / 625 sq ft**

**Total = 261 sq m / 2809 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



**Connecting people & property, perfectly.**

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