



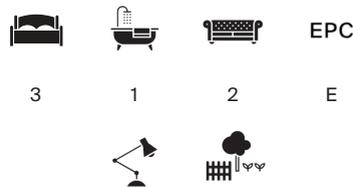
2 HIGH STREET

Little Bedwyn, Wiltshire



A CHARMING AND WELL-PRESENTED COTTAGE WITH PRETTY GARDEN

2 High Street is a delightful property located in the heart of a sought after village and well placed for excellent schools and communications.



Local Authority: Wiltshire Council

Council Tax band: D

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil heating. Bottled gas for hob.

What3words: ///exporters.flukes.diamond

Post Code: SN8 3JJ



THE PROPERTY AND LOCATION

2 High Street is an attractive mid-terraced cottage situated on the High Street in Little Bedwyn. The accommodation includes a well-proportioned sitting room with woodburning stove, a fantastic light and airy kitchen/dining room and study. There are three bedrooms and a bathroom on the first floor.

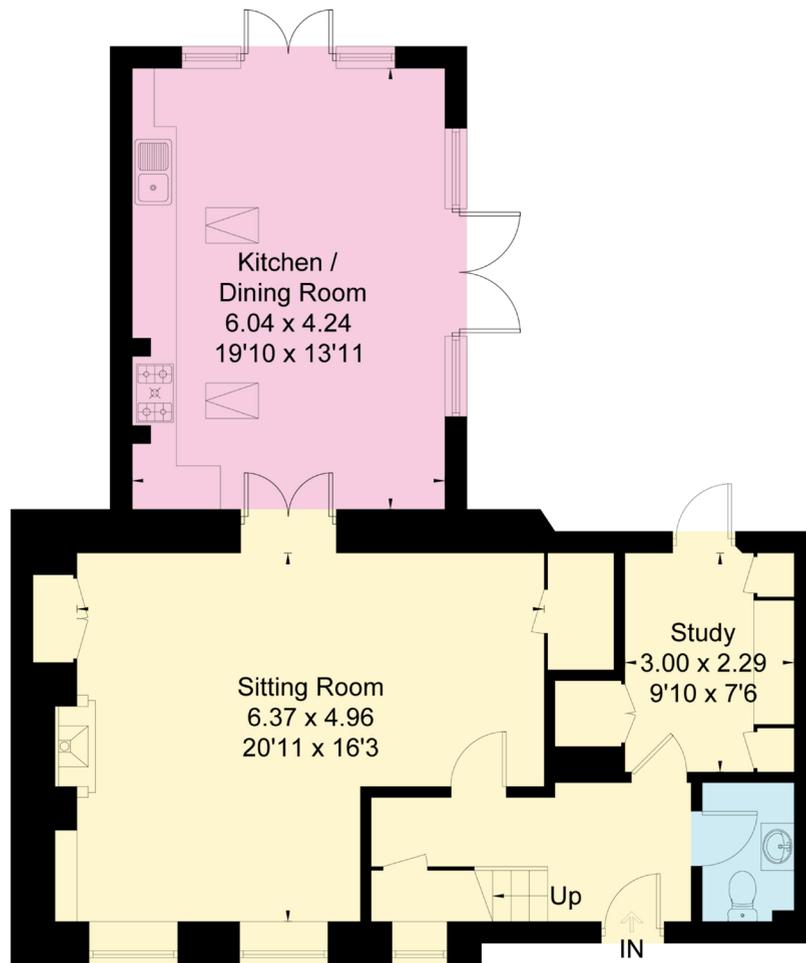
Doors from the kitchen and study lead onto a secluded terrace with a vine and wisteria covered pergola which provides excellent outdoor entertaining space. Steps lead up to a lawned garden with mature borders and trees, including apple, and a vegetable patch. A path runs from the garden to the garage at the rear. There is on-street parking at the front of the cottage.



Located in the desirable village of Little Bedwyn, about 4.5 miles west of Hungerford, this home sits on a quiet lane within an Area of Outstanding Natural Beauty and a Conservation Area. Little Bedwyn lies within close proximity of the Kennet & Avon Canal and River Dun, with the railway passing through. Nearby Great Bedwyn has a shop, post office, doctor's surgery, primary school and station with fast trains running directly to London Paddington. The market towns of Hungerford and Marlborough offer a wide range of shops and recreational facilities. There is an extensive network of footpaths over the surrounding countryside and the nearby Savernake Forest. In addition to the local primary school, other well-regarded schools in the area include St Johns, Pinewood, Dauntseys and Marlborough College.

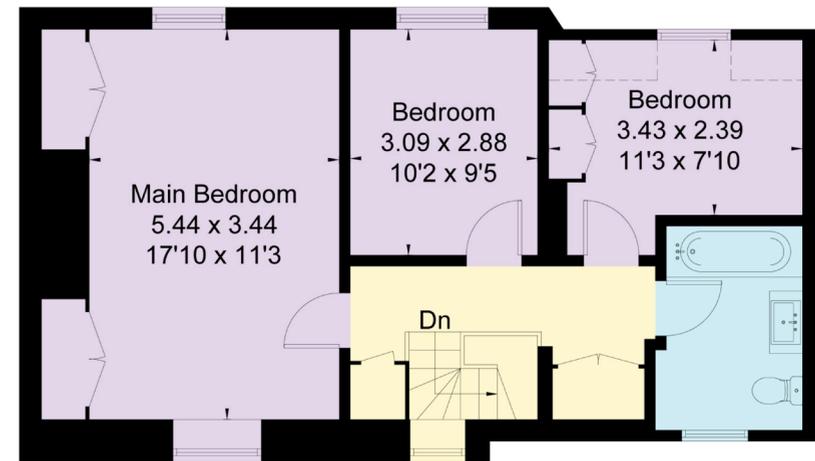
Great Bedwyn 1 mile (Paddington from 59 minutes), Hungerford 4.5 miles (London Paddington from 48 minutes), J14 M4 6 miles, Marlborough 75 miles. All times and distances approximate.





Ground Floor

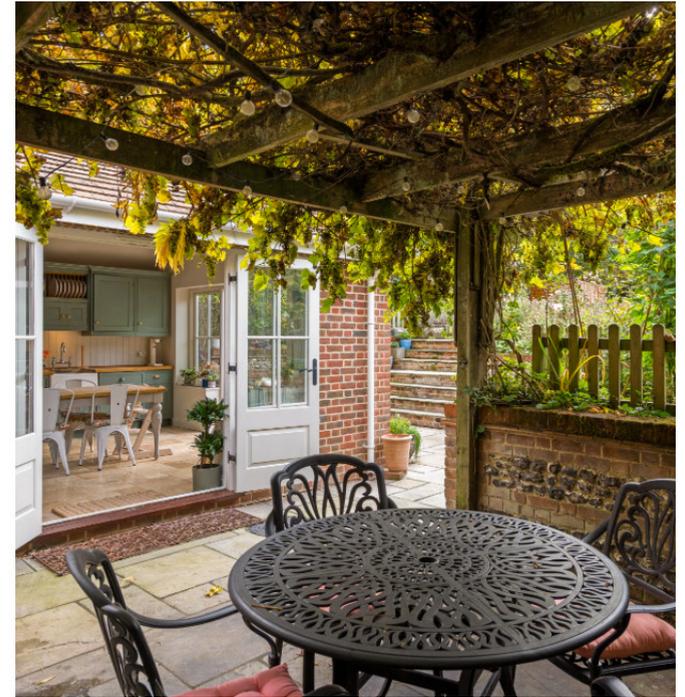
= Reduced head height below 1.5m



First Floor

Approximate Gross Internal Area = 135.08 sq m / 1,454 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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