



**8 Brook Street, Great Bedwyn,
Marlborough, Wiltshire SN8 3LZ**

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A SUBSTANTIALLY AND STYLISHLY EXTENDED PICTURESQUE COTTAGE SET IN ONE OF THE AREAS MOST SOUGHT AFTER VILLAGES

*Marlborough 8 miles, Hungerford 7 Miles and Newbury 16 miles away *A fantastic village set at the edge of the Savernake Forest in rolling farmland *Rail station to London Paddington and a popular primary school *A beautifully presented cottage of xxxx sq ft with views over fields

Location

Great Bedwyn's Local village amenities include a Post Office, church, doctors' surgery and a public house are within walking distance. The village is situated to the south of the historic Savernake Forest and on the northern side of the Kennet and Avon canal. It is a designated Area of Outstanding Natural Beauty with a myriad of footpaths and bridleways accessing the surrounding countryside. 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.

There is a main line railway station to London Paddington (60 minutes) and the M4 at j14 is about 10 miles to the north. There is a wide choice of schools in the area including Inkpen, Great Bedwyn and St Katharine's primary

schools. Secondary schools include, St Francis Pewsey, Cheam and Pinewood, Marlborough College, St John's Marlborough, Dauntsey's and Downe House.

Brook Street runs south from the village and is only a short walk from the centre. No 8 has glorious views over its garden and farmland.

Description

This Grade II Listed semi detached house is believed to date from the 18th Century and is of brick elevations, under a part water reed thatched and part tiled roof. This light and bright property was substantially extended in 2018, having been refurbished in 2010, with the addition of a double height drawing room with a stunning full height picture window overlooking the garden. There is Egyptian Limestone flooring through the ground floor with some stone tiling and underfloor heating, double glazing and in addition there are many period features such as oak beamed ceilings and

casement windows as well as new carpets throughout. In addition there is plenty of bespoke wardrobing and the boarded loft allows for ample storage.

A ½ glazed front door leads to the **Entrance Hall** off which lies the **Utility room** with a range of wall and floor units with space for washing machine and drier and another cupboard housing the freezers. There are coat hooks and shelves for boots. The hall leads on to a **Double Bedroom** with Sisal flooring and built in cupboarding and an oak beamed ceiling, opposite is a **Bathroom** with Travertine tiled floor and waist height panelling, a roll top cast iron double ended bath, heated towel rack, hand basin and wc. Further on is the **Kitchen** with a range of bespoke Shaker style wall and floor units under an oak work surface with an electric oven with gas hob and extractor fan, a

Belfast sink and a built in dishwasher, full size larder fridge, French windows lead on to the terrace and garden. To one side is the **Dining Room** with Jerusalem Limestone flooring a fireplace with a log burner and lobby leading to the front door.

Stairs lead to the first floor landing with **two Double Bedrooms**, carpeted and double aspect and a **Wet Room** with tiled wall and floor, hand basin, wc and shower.

The large extension at the southern end provides a **Drawing Room** overlooking the garden with Limestone flooring, French windows to the terrace and an amazing full height window.





There is a snug area with a Jotul freestanding log burner and a media wall. Stairs lead to a mezzanine level with a **Double Bedroom** carpeted, vaulted ceilings and an **ensuite Shower Room** with hand basin, wc, and shower.

Outside

The cottage is bordered by mature hedging and to the front has a gravelled parking area for up to 4 cars with steps leading down through the well-established cottage garden boasting a number of beautiful Sarsen stones, to the entrance doors. To one side of the house is a **plant room** with a tiled floor hot water tank, water softener and Grant boiler with a shelved **storeroom** beyond. To the rear a terrace runs off the house to a large lawned garden bordered by a post and rail fence allowing lovely views over the fields and cricket pitch beyond. To one side of the garden is a brick shed with power, BBQ area and the oil tank.

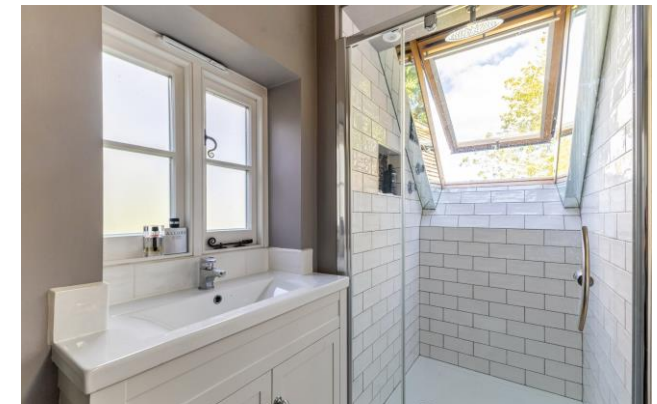
Tenure Freehold

Services Mains electricity, water and drainage. Oil fired heating. Fibre to cabinet broadband

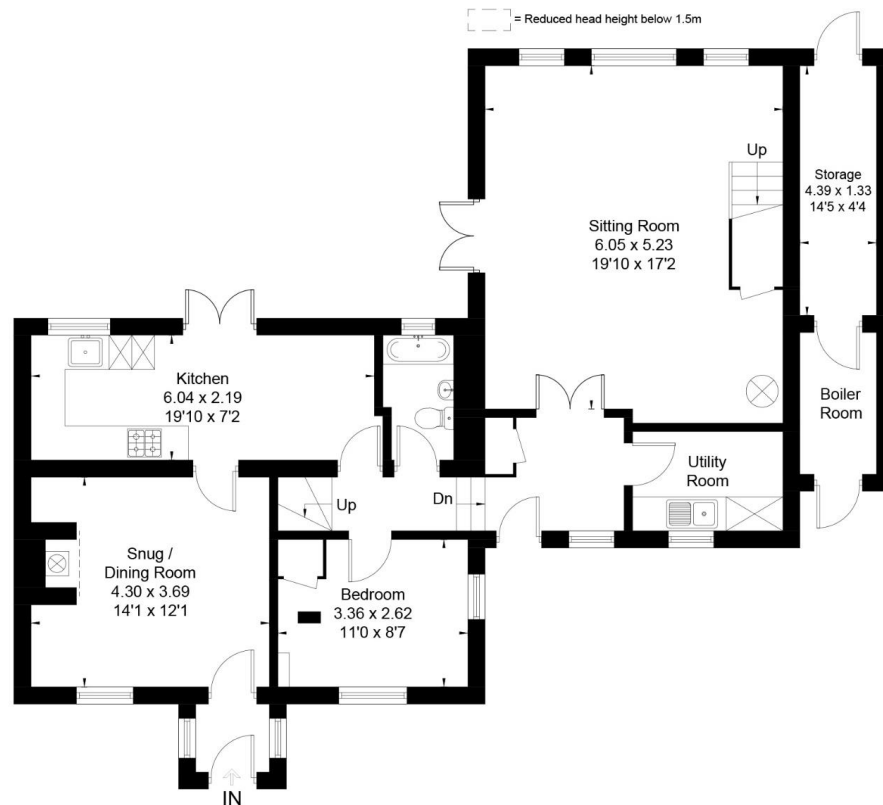
Council Tax Band D

Local Authority Wiltshire Council [0300 456 0100](tel:03004560100)

Directions What three words : ///shutting.resonated.devours



Approximate Floor Area = 146.9 sq m / 1581 sq ft
 Outbuildings = 11.5 sq m / 124 sq ft
 Total = 158.4 sq m / 1705 sq ft



Ground Floor



First 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 #114581



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