



Spacious 3 Bedroom Home

Offers In Region Of £550,000

Forestry Houses, Great Bedwyn, Marlborough, SN8 3

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3 Bedroom Semi-Detached Home

Great Bedwyn, Wiltshire

- Edge of Village
- Open country side views
- Three Bedrooms

This delightful three-bedroom property is in a wonderful location on the edge of Savernake Forest, but within walking distance of the village shops and school. The property is of wooden construction and was originally built by the Forestry Commission for Forest workers. Now a beautifully extended family home with wood fired central heating. The entrance hallway leads to the generous kitchen/diner with adjacent utility room, doors to the living room and playroom/ bedroom with an ensuite shower room, Stairs rise from the entrance hall to the first floor with three bedrooms and a family bathroom. To the front of the house is a lawned garden enclosed by picket fencing. To the rear of the house is a large garden with countryside views, lawned area, decking, raised beds and a woodstore.



Property description

LOCATION

4, Forestry Houses is situated in the desirable village of Great Bedwyn with views from the rear of the property across open countryside towards Savernake Forest. Great Bedwyn has an extensive range of clubs and societies and a highly regarded 'Three Tuns' Public House/Restaurant. Local shops include a post office, village shop and hairdressers. Excellent local primary school and secondary schools nearby include Marlborough College. Village Hall, recreation field and tennis courts. The village is surrounded by the most attractive countryside including Savernake Forest, Kennet & Avon Canal and the well-known Marlborough Downs, Pewsey Vale and Kennet Valley are nearby. Communications are excellent with the village station on the main line to London Paddington. Other major centres including Marlborough, Swindon, Bath, Hungerford and Newbury are all near by.



ENTRANCE HALL

uPVC double glazed window to the front elevation, leading to:

KITCHEN / BREAKFAST ROOM

17' 8" x 11' 5" (5.4m x 3.5m) Fitted kitchen with composite worktop and integrated hob and oven, tiled splashbacks and wood flooring. The room also benefits from a log burner with tiled slab hearth. uPVC double glazed windows to the front elevation.



UTILITY ROOM

12' 1" x 5' 6" (3.7m x 1.7m) Fitted units with separate single drainer sink. Side door access to the garden with uPVC double glazed window to the side elevation.



LIVING ROOM

21' 11" x 12' 9" (6.7m x 3.9m) Bi fold double glazed doors to the rear elevation and log burner with tiled slab hearth. Wall mounted radiator.

PLAY ROOM / BEDROOM

17' 0" x 10' 5" (5.2m x 3.2m) Bi-fold doors to the rear elevation providing access to the garden. This room is currently used as a bedroom

SHOWER ROOM

5' 6" x 5' 6" (1.7m x 1.7m) Dual flush WC, wash hand basin and walk in shower. Tiled flooring and walls with uPVC double glazed window to the side elevation.

LANDING

Access to the following:

FAMILY BATHROOM

8' 6" x 5' 10" (2.6m x 1.8m) Dual flush WC with wash hand basin. Panelled bath tub with shower screen.

BEDROOM ONE

13' 1" x 11' 9" (4.0m x 3.6m) uPVC double glazed windows to the rear elevation and wall mounted radiator.



BEDROOM TWO

11' 9" x 11' 5" (3.6m x 3.5m) uPVC double glazed windows to the rear elevation and wall mounted radiator.

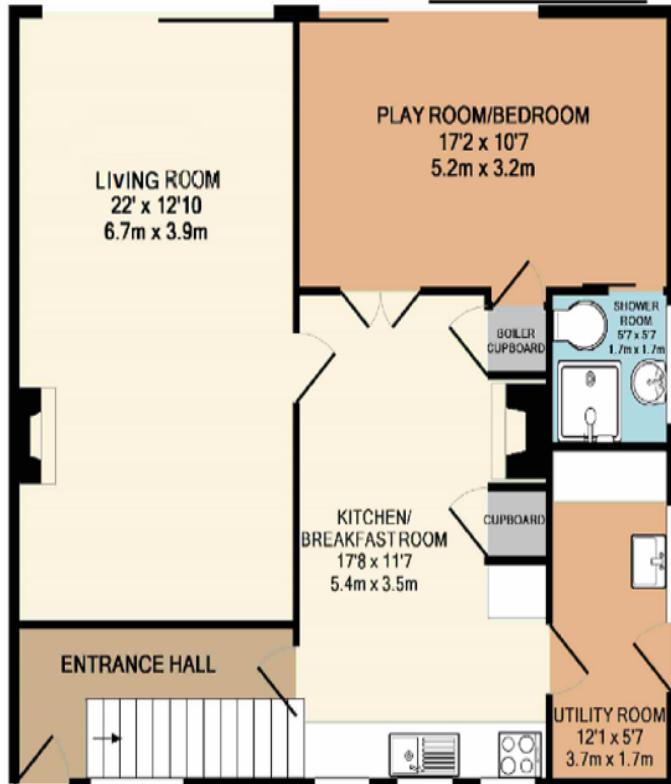
BEDROOM THREE

10' 2" x 8' 10" (3.1m x 2.7m) uPVC double glazed windows to the front elevation and wall mounted radiator. This room is currently used as a study

EXTERIOR

To the front of the house is a lawned garden enclosed by picket fencing. To the rear of the house is a large garden with countryside views, lawned area, decking, raised beds and a wood store.

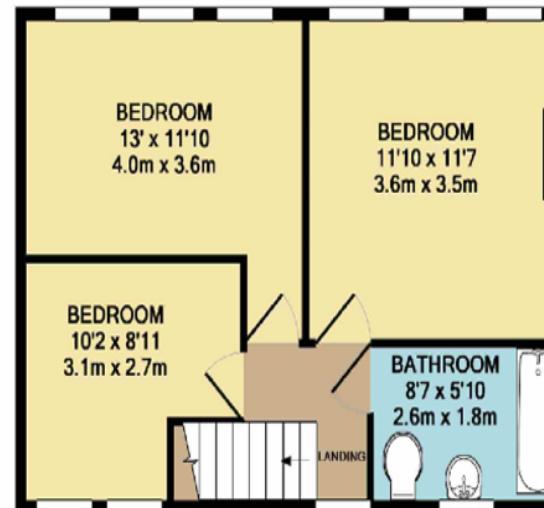




GROUND FLOOR
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

We where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

Paul Gregory
Sales Manager, Marlborough



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01672 514380

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The Village Centre,
Redhouse SN25 2FW
01793 296880

Old Town.
28-30 Wood Street
Swindon SN1 4AB
01793 296880

Cricklade.
102 High Street
Cricklade SN6 6AA
01793 751044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.