



LITTLE BEDWYN, MARLBOROUGH, SN8
£6,500 per month*

Carter Jonas

- 7 to 9 Bedrooms
- 4 Reception Rooms
- Approx. 4 Acres of Grounds
- Grade II Listed House
- Swimming Pool & Sauna
- Tennis Court
- Cellar
- Orangery

THE PROPERTY

This impressive country home comprises a large entrance lobby leading to the drawing room, a smaller sitting room and a formal dining room. There is a traditional country kitchen with all amenities and appliances, utility room for white goods, dining area, small reception, and a study room. A further utility space complete with an AGA connects to a boot room, providing rear access to the house and the orangery. The cellar offers additional storage.

To the first floor is an additional reception room, principal bedroom with expansive en-suite, on the landing is a WC, two bedrooms both equipped with en-suites and an additional bedroom overlooking the gardens.

The top floor provides a multifunctional space, WC, two bedrooms, large dressing room, walk in wardrobe, bathroom.

The stunning grounds feature a variety of outbuildings as well as an original period gazebo, orangery, summerhouse, a covered swimming pool and tennis court. Mainly laid to lawn these beautiful grounds benefit from views across the neighbouring fields and offer complete privacy.

Little Bedwyn is a picturesque village ideally located near a range of amenities. Nearby Great Bedwyn offers a popular pub, post office, shop, hairdresser, Ofsted Outstanding primary school, and direct rail links to London Paddington in around 75 minutes. Marlborough and Hungerford are within easy reach, as is the M4 (Junction 14). The area also benefits from an excellent choice of both state and private schools, including Great Bedwyn Primary and Marlborough College.

A substantial Grade II listed country residence with 7 to 9 bedrooms, exceptional gardens, and far-reaching countryside views in a desirable village setting.



EPC Rating G (exemption applied). Council Tax Band H (Wiltshire Government website for current cost).

Mains electric, oil and mains water. Grade II listed building (restrictions apply).

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £6500.00 per calendar month: Holding deposit of 1 week's rent £1500.00. Security deposit of 5 weeks rent £7500.00

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	- Council Tax Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	16 G	



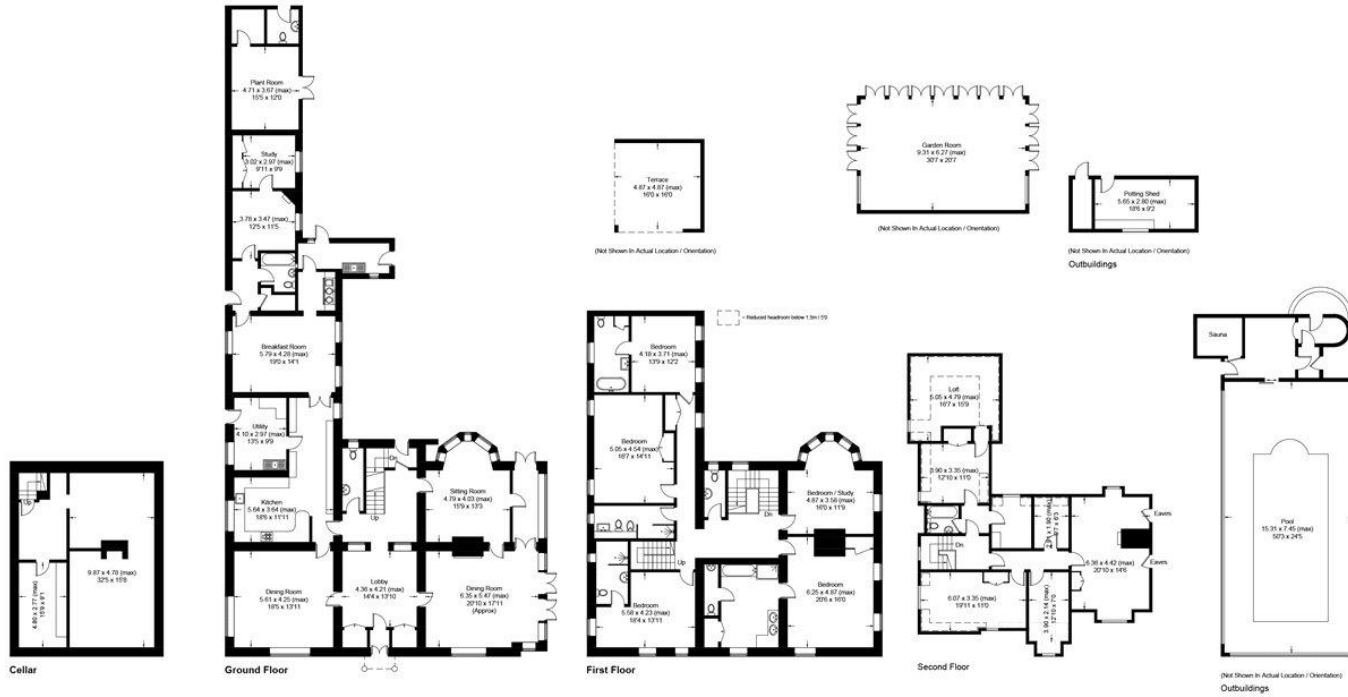
The Manor

Approximate Gross Internal Area = 624.8 sq m / 6725 sq ft

Cellar = 75.3 sq m / 810 sq ft

Outbuildings = 241.9 sq m / 2604 sq ft (Excluding Terrace)

Total = 942.0 sq m / 10139 sq ft



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IMPORTANT INFORMATION

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