

CHURCH STREET,
GREAT BEDWYN

Carter Jonas

91 CHURCH STREET, GREAT BEDWYN, SN8 3PF

COMING TO THE MARKET FOR THE FIRST TIME IN OVER 200 YEARS, IS THIS DELIGHTFUL THREE-BEDROOM HOME IN THE EVER POPULAR VILLAGE OF GREAT BEDWYN.



KEY FEATURES

- First time offered for sale in over 200 years
- Prime position within the heart of Great Bedwyn
- Approximately 1,551 sq ft of accommodation
- Three bedrooms and two bath/shower rooms
- Stunning open-plan kitchen/dining room
- Immaculate decorative order throughout
- Wealth of character and period appeal
- Walking distance to village amenities and mainline station

SITUATION

91 Church Street is centrally located in the popular and sought-after village Great of Bedwyn. It is located within an Area of Outstanding Natural Beauty and a Conservation Area on the edge of Savernake Forest. The Kennet and Avon canal runs through the village and there are wonderful countryside walks on the doorstep.

This attractive commuter village has a good range of local amenities including a general store, post office (with bakery), doctors' surgery, village hall and an award-winning public house. The C of E Primary School in the village was recognised in March 2024 as 'Outstanding' by Ofsted. Other schools in the area include the well-known nursery, Stepping Stones in Froxfield, St Johns Secondary School in Marlborough and Marlborough College.

The village has the advantage of a railway station with direct services to London Paddington and the South-West. The M4 motorway at junction 14 is about 8 miles to the north-east.

Classification L2 - Business Data

DESCRIPTION

Believed to date back several centuries and offered to the market for the first time in over 200 years, 91 Church Street presents an exceptional opportunity to acquire a beautifully maintained village home in one of Wiltshire's most sought-after locations.

Occupying a prime position within the heart of Great Bedwyn, this charming three-bedroom property seamlessly combines period character with stylish contemporary living. Immaculately presented throughout, the accommodation extends to approximately 1,551 sq ft and has been thoughtfully arranged to suit modern family life whilst retaining a wealth of warmth and charm.

The ground floor is centred around an impressive open-plan kitchen and dining room, extending to almost 30 feet in length and creating a wonderful space for both everyday living and entertaining. Flooded with natural light and featuring doors opening to the outside Veranda, this sociable room forms the heart of the home. A separate sitting room provides a more intimate reception space, ideal for quieter evenings or family gatherings.

To the first floor are three well-proportioned bedrooms, including a particularly generous principal bedroom with en suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom. Throughout the property, the accommodation is presented in excellent decorative order, allowing an incoming purchaser to move straight in and enjoy all that this special home has to offer.

To the lower ground floor is a cellar, providing useful additional storage space or a great spot for storing wine.

Great Bedwyn remains one of the area's most desirable villages, renowned for its strong sense of community, excellent amenities, highly regarded primary school, village shop, public houses, canal-side walks and mainline railway station providing direct services to London Paddington. The property is therefore perfectly placed to enjoy the very best of village life whilst remaining exceptionally well connected.

Rarely do homes of such provenance and history become available, particularly those that have remained within the same ownership for over two centuries. 91 Church Street represents a unique opportunity to secure a landmark village house of considerable character, presented to an exceptional standard and ready for its next chapter.

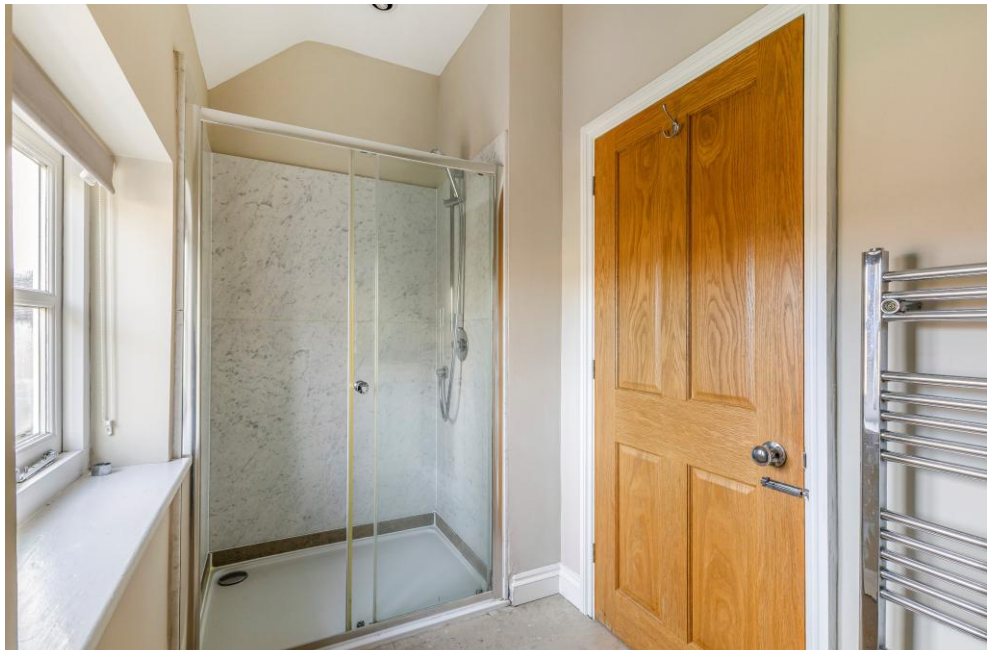




Classification L2 - Business Data









SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Oil central heating
- Council tax band: B
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for more details https://checker.ofcom.org.uk/

GUIDE PRICE £775,000 subject to contract

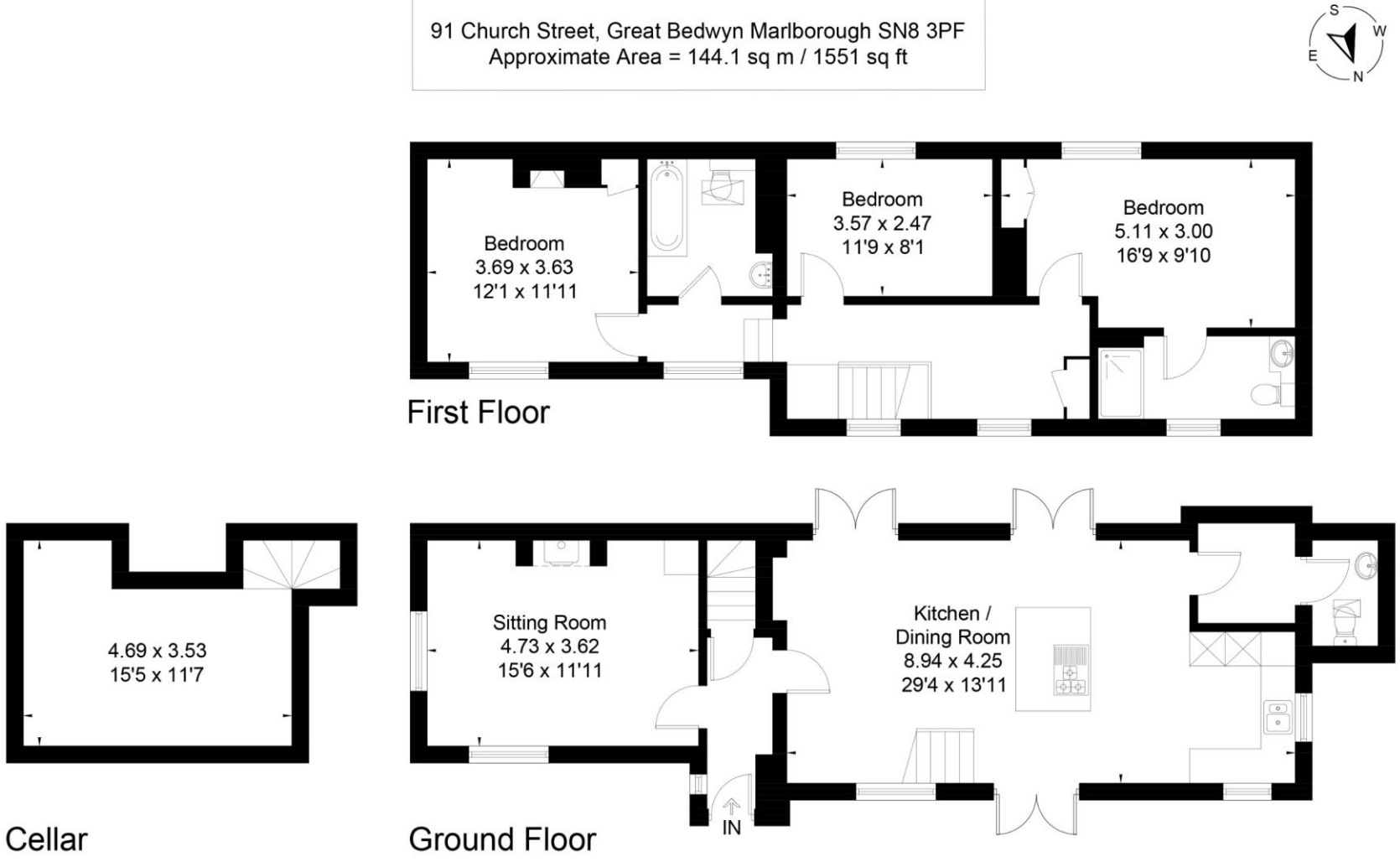
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office







91 Church Street, Great Bedwyn Marlborough SN8 3PF
Approximate Area = 144.1 sq m / 1551 sq ft



This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117375

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