



GREAT BEDWYN,
MARLBOROUGH

Carter Jonas

2 BROOK STREET, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3NY

AMENITIES

- Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Large Garden
- On street parking
- Near Train Station
- Highly sought-after village
- No onward chain

SITUATION

2 Brook Street is well located in the popular and sought-after village of Great 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.

DESCRIPTION

Well located in the sought-after village of Great Bedwyn, 2 Brook Street is a delightful three-bedroom mid-terrace period home. The property blends character features with modern comfort and enjoys a warm and inviting atmosphere from the moment you enter.

Whether you are a first-time buyer looking for your starter home or seeking to downsize to a village boasting many amenities, this characterful early Victorian terrace has lots going for it.

Spanning approximately 1,278 square feet across two floors, this charming property offers a combination of cozy cottage living and generous internal proportions. The spacious entrance hall leads through to the expansive sitting room, which is centred around the fireplace with wood-burning stove.

A study is positioned off the sitting room and the dining room at the far end of the house. The kitchen is located to the rear of the property and is designed in a galley style, featuring a good range of fitted units. Unusually for a home of this age, it also benefits from ample storage throughout.

A SPACIOUS THREE BEDROOM TERRACED FAMILY HOUSE, WELL LOCATED IN THE PRETTY VILLAGE OF GREAT BEDWYN.



The staircase leads up from the entrance hall to a generous landing. Upstairs, the property features a substantial dual-aspect principal bedroom, a second double bedroom and a smaller, single bedroom. The three bedrooms are served by the family bathroom on the ground floor.

OUTSIDE

The mature garden, which is both private and surprisingly large for the property, also enjoys a substantial glazed summerhouse, perfect as a creative studio or hobby room.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Electric Storage Heating
- Council tax band: E
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website for more details

GUIDE PRICE: £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office
Classification L2 - Business Data

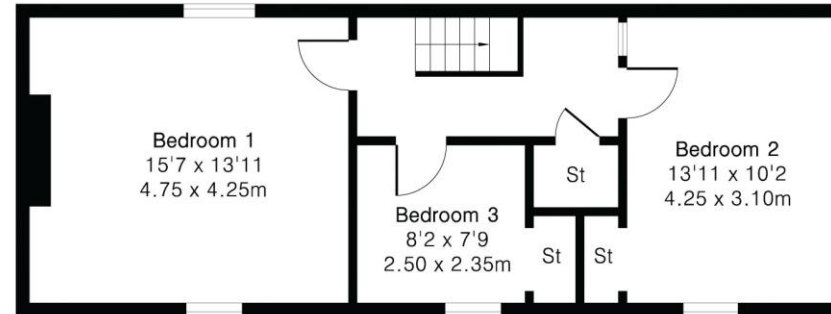


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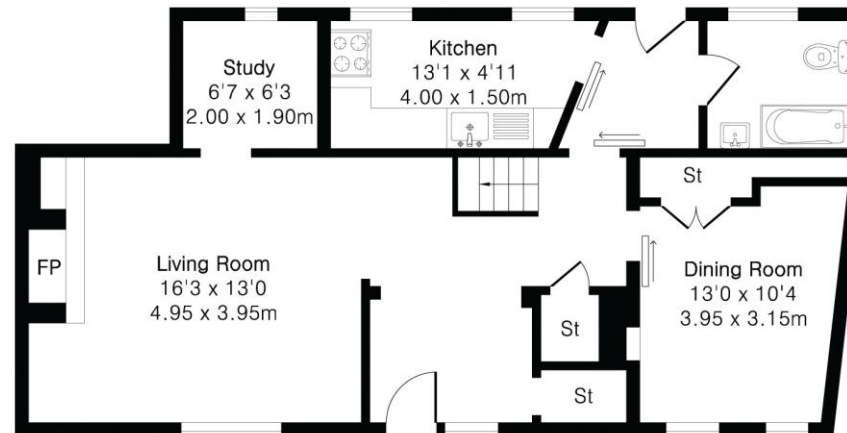
Approximate Gross Internal Area 1278 sq ft - 119 sq m

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 549 sq ft – 51 sq m



First Floor



Ground Floor

Marlborough 01672 514 916
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