



**GREAT BEDWYN,  
MARLBOROUGH**

**Carter Jonas**

# 65 CHURCH STREET, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3PF

**A SPACIOUS THREE DOUBLE BEDROOM HOUSE LOCATED IN A PRIME VILLAGE,  
ENJOYING SUPERB VIEWS, DRIVEWAY PARKING AND A DOUBLE GARAGE.**

## AMENITIES

- Semi-detached house
- 1283 square feet
- 3 double bedrooms
- Stylish bathroom
- Gardens to front and rear
- Driveway parking
- Double Garage
- Highly sought-after village
- Catchment for St. Johns Academy in Marlborough

## DESCRIPTION

A charming three-bedroom semi-detached house set in a highly desirable village location, boasting sweeping views across to the Kennet & Avon Canal. At 1283 square feet, the house enjoys spacious and well-planned accommodation over two floors and is perfectly set-up for modern day family life.

The house has a lovely feel to it and the spacious, light filled sitting room is centred around the fireplace. The playroom/dining room is of equally generous proportions, and both rooms lead through to the inner hallway, off which you can access the utility room and cloakroom. The kitchen is located at the rear of the house, overlooking the garden, and is fitted with a good range of units. The house does offer great potential to extend both to the rear and side, subject to obtaining the necessary consents.

Upstairs there are three double bedrooms, with the two largest bedrooms overlooking the meadow to the front. All are served by the stylish and beautifully appointed family bathroom, with freestanding bath and separate shower.

Importantly, the village of Great Bedwyn has an Ofsted rated 'Outstanding' CofE Primary School and also lies in catchment for St John's Academy in Marlborough.

## OUTSIDE

Gates lead through to the rear garden and up to the double garage, which provides excellent additional parking / storage and space for garden equipment.

To the rear of the house, a large terrace offers an ideal spot for entertaining during the warmer months. The west-facing garden is a lovely, private space which is mainly laid to lawn and features a variety of mature trees and shrubs.



## SITUATION

65 Church Street is well 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.

**GUIDE PRICE:** £485,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data



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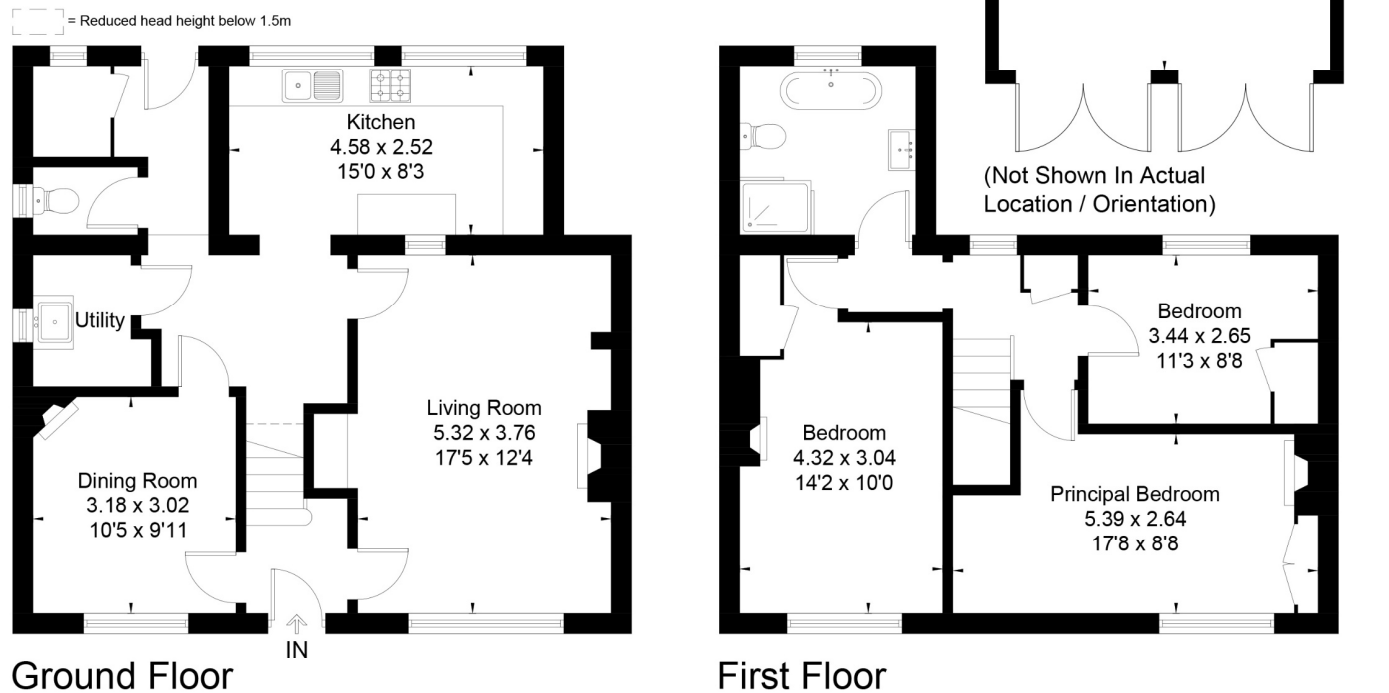


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### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil-fired central heating
- Council Tax - Band D (Wiltshire Council)
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Church Street, Great Bedwyn Marlborough, SN8  
Approximate Area = 1283 sq ft / 119.2 sq m  
Garage = 258 sq ft / 24 sq m  
Total = 1541 sq ft / 143.2 sq m



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 #104487

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