



Thoroughly modern three-bedroom bungalow in Great Bedwyn.

Guide Price £475,000

Winkworth



WILLIS CLOSE, GREAT BEDWYN, SN8 3NP

Located in the heart of the popular village of Great Bedwyn near to the centre of the village and within walking distance of the train station and primary school.

Tucked away in a very quiet cul-de-sac, this bungalow has been completely renovated, refurbished, and modernised to make a wonderful living space.

All brand-new fixtures and fittings, finished to a high standard. Spacious accommodation offering an impressive large open plan kitchen/dining and lounge, kitchen with integrated fridge/freezer and dishwasher, ample storage, utility with space for a washing machine and dryer and further storage, snug, three good size bedrooms, bathroom with bath and over bath rain shower and an additional bathroom with toilet and sink. The open plan living space has large sliding doors that open to the garden.

The garden has been designed so that it can be easily maintained with a large terrace area with raised beds. There is a useful shed which provides good storage.

At the front there is a good size gravel driveway for parking.

At a Glance:

- Open Plan Kitchen/Dining/Lounge
- Snug
- Bathroom with bath and over bath rain shower
- Additional bathroom
- Three Bedrooms
- Refurbished and modernized throughout
- Garden with a shed for storage
- Parking

Services: Mains water and drainage, Electric and Electric Heating

EPC: E

Council Tax:C



LOCATION

Great Bedwyn is an attractive commuter village with a good range of local amenities including a general store, post office (with bakery), doctors' surgery, hairdressers and an award winning public house. Both the C of E village school and pre-school are recognised as 'outstanding' by Ofsted. Other schools in the area include the well-known nursery, Stepping Stones in Froxfield, St Johns, Marlborough and Marlborough College.

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

Great Bedwyn stands in an Area of Outstanding Natural Beauty close to Savernake Forest and with the Kennet and Avon canal running through the village.

Further facilities can be found seven miles away in the historic town of Marlborough which has a twice weekly market and an excellent range of shops. There is also a variety of schools, public houses, and leisure facilities.

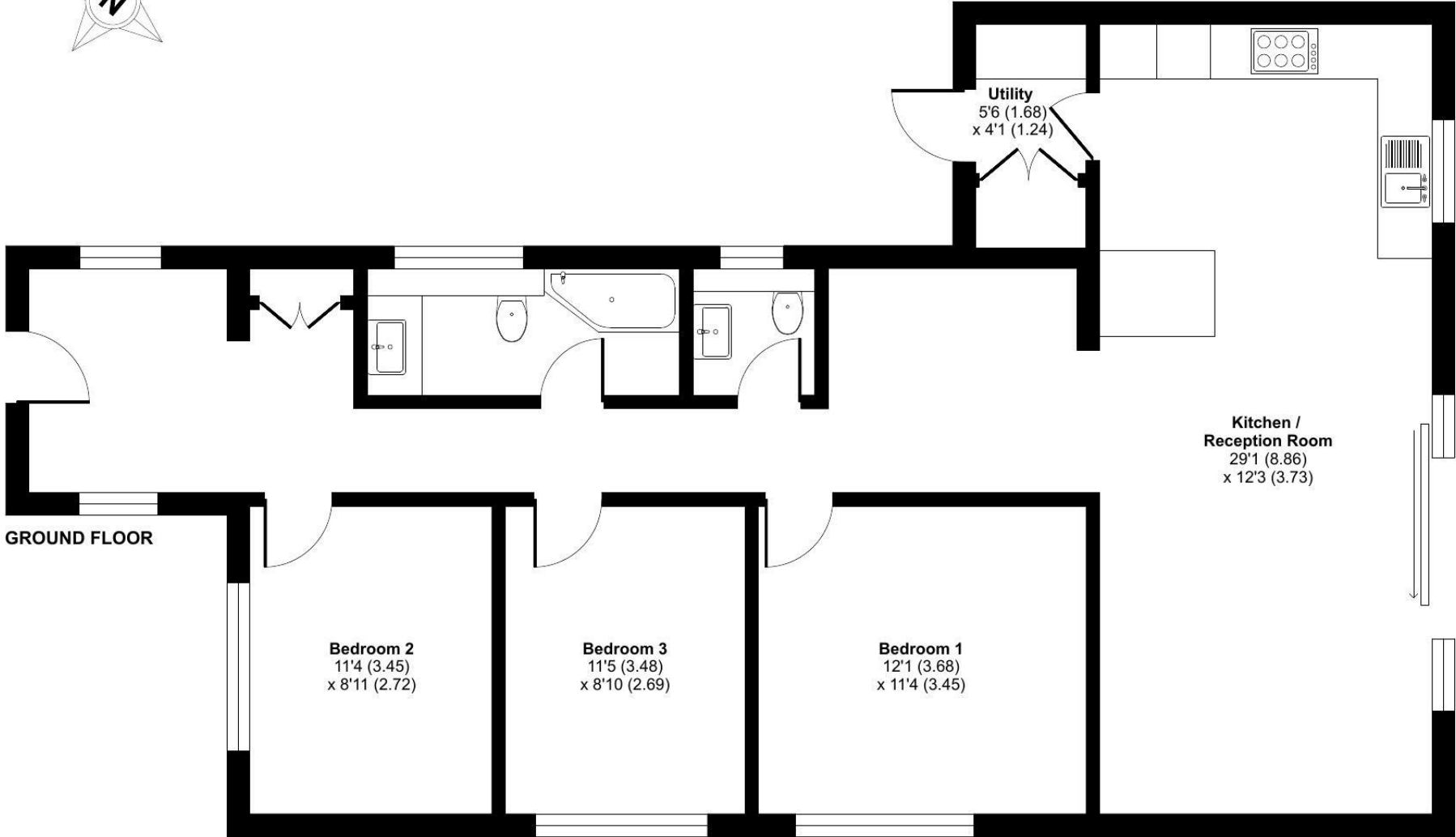


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

Great Bedwyn, Marlborough, SN8

Approximate Area = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Woolley & Wallis. REF: 1019394

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