



FARM LANE,  
GREAT BEDWYN

Carter Jonas



# BREW HOUSE, FARM LANE, GREAT BEDWYN, WILTSHIRE, SN8 3LU

## AMENITIES

- 2049 square feet
- Four double bedrooms
- Two bathrooms (one ensuite)
- Sitting room with mezzanine level
- Open plan kitchen / dining / family room
- Garden
- Driveway parking
- Central village location
- Village with amenities

## SITUATION

Brew House 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, hairdressers and an award-winning public house. The C of E Primary School in the village has recently (March 2024) been 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.

## DESCRIPTION

Brew House is a deceptively spacious four-bedroom house located in the heart of the popular village of Great Bedwyn.

The property has been painstakingly renovated and remodelled to provide an exceptional and contemporary family house which presented to an excellent standard throughout.

Of particular note is the sitting room, with its stunning vaulted ceiling, benefits from an abundance of natural light and enjoys wooden floors, wood burning stove and double doors leading out to the garden. A spiral staircase leads up to a mezzanine level which offers a very handy extra accommodation and could be used as overflow bedroom space or home office.

Off the entrance hall is a spacious utility room and also a door leading to the expansive kitchen / breakfast room. The kitchen has a wide range of bespoke units, stone flooring and fitted bench seating, perfectly set up for modern day family life. This room has a lovely open feel to it yet has clearly defined spaces and steps take you down to the family area.

## A STUNNING AND UNIQUE FOUR BEDROOM HOUSE OFFERING SPACIOUS ACCOMMODATION, IN A POPULAR VILLAGE LOCATION.



The main bedroom is of generous proportions and boasts an ensuite shower room. There are three further double bedrooms, all of which are served by the beautifully appointed family bathroom.

## OUTSIDE

Accessed from Farm Lane, the house is approached via wooden gates leading to a gravelled parking area for a number of cars.

The garden is mainly laid to lawn with a selection of mature trees and shrubs. There is a decked area in the far corner of the garden offering the ideal spot for outdoor entertaining.

**GUIDE PRICE:** Offers over £900,000 (Subject to Contract)

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

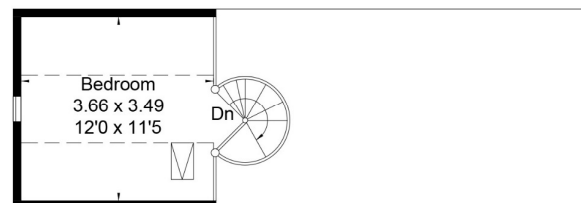




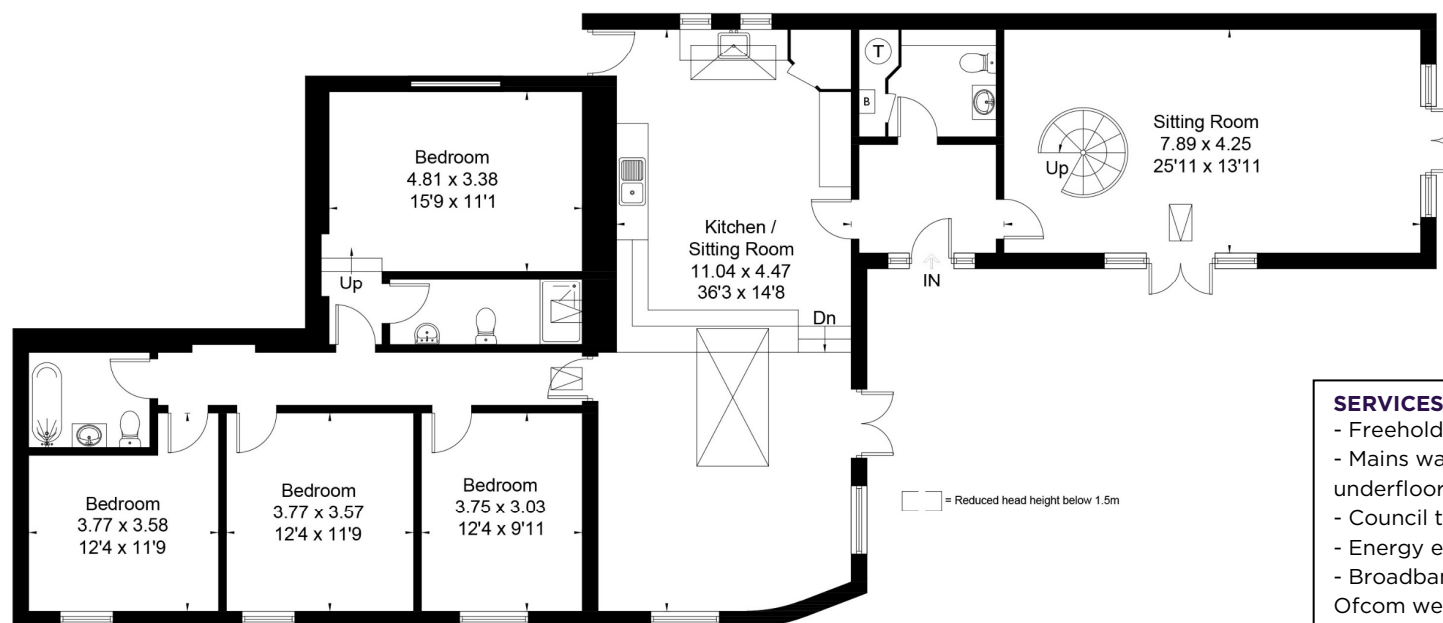
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Approximate Area = 190.4 sq m / 2049 sq ft  
Including Limited Use Area (8.0 sq m / 86 sq ft)



Mezzanine First Floor



Ground Floor

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, electric boiler and underfloor heating.
- Council tax band: E
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for more details

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 323945

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

#### IMPORTANT INFORMATION

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