



**Modern Three Bedroom Home in the Highly Desirable Village of Great Bedwyn**

**Guide Price £385,000**







## GRANARY ROAD, GREAT BEDWYN, SN8 3UE

**Located in the heart of the highly desirable village of Great Bedwyn, this three bedroom modern terrace forms part of a small development.**

This home is beautifully presented and offers wonderfully light accommodation including lounge with pretty cast iron open fire, kitchen breakfast room with views to the garden, useful utility room with door to the rear and cloakroom. Upstairs is a modern family bathroom and two double and one single bedroom. The owner has updated all the electric storage heaters in 2023 to high heat retention and replaced the windows and doors in 2021.

The secluded rear garden has well maintained lawn area leading from a patio terrace, well stocked borders and to the top of the garden a decking area to enjoy the evening sun. A perfect spot to relax in the garden!

The property also has a garage in a block with parking in front.

This really is a wonderful home with all the modern features, and being in walking distance of the amenities in the village of Great Bedwyn it is a must see!

### AT A GLANCE

- Lounge with open fireplace
- Kitchen/breakfast room
- Utility and cloakroom
- Two double Bedrooms
- Single Third bedroom
- Patio area, with garden shed
- Lawn area with mature borders
- Garage



Services: Mains water, Electric Heating

There is a residents committee who manage the communal areas, £240 pa

Council Band: E

EPC Rating: C

Mobile Availability

EE Limited

Three Limited

O2 Likely Limited

Vodafone Limited

Broadband Availability

Standard 20 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps



## LOCATION

Great Bedwyn is an attractive commuter village with a good range of local amenities including a general store, Post Office, primary school and public house.

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.

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.

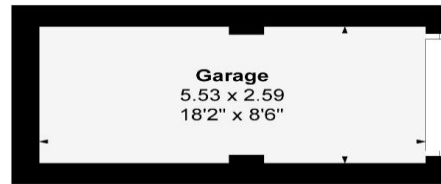
Further facilities can be found seven miles away in the historic town of Marlborough which has a twice weekly market and an excellent range of shops. There is also a variety of schools, public houses and leisure facilities.



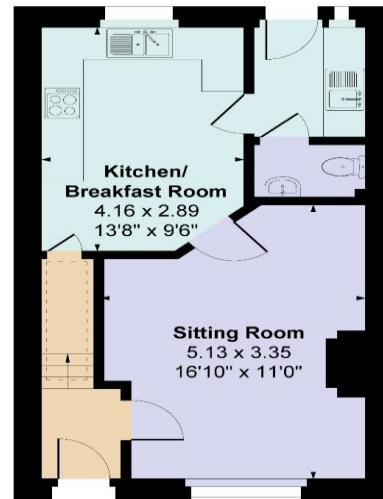
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**14 Granary Road, Great Bedwyn, SN8 3UE**

Approximate Gross Internal Area  
Total = 92 sq m (1005 sq ft)  
Main House = 78 sq m (850 sq ft)  
Garage = 14 sq m (155 sq ft)



**Garage**



**Ground Floor**



**First Floor**

© Meyer Energy Ltd 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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