



GREAT BEDWYN,  
MARLBOROUGH

Carter Jonas



## 17 GRANARY ROAD, GREAT BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3UE

### KEY FEATURES

- Detached family house
- 4 bedrooms
- 3 reception rooms
- 3 bathrooms
- Garden
- Single garage and ample driveway parking
- Planning approved for garage conversion, new car port and orangery extension
- Centrally located in the village
- Walking distance to the train station

**A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN THE HEART OF THE POPULAR VILLAGE OF GREAT BEDWYN.**



### SITUATION

17 Granary Road 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 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, 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

Located in the centre of the popular village of Great Bedwyn, 17 Granary Road is a substantial double fronted detached house offering well thought out accommodation. At 2556 square feet, there is a wealth of living and entertaining space, and it really is a house perfectly set up for modern day family life.

The main reception rooms are all accessed off the spacious and welcoming entrance hall. The dual aspect sitting room, centred around the fireplace with electric stove, is to the right with double doors opening onto the terrace. The snug / playroom, with a bank of built-in bookshelves, is a charming and cosy room. With the study next door, the house provides great flexibility to the accommodation.

The kitchen / dining / family room, with a part vaulted ceiling, is located at the rear of the property overlooking the garden. This offers a fabulous space for entertaining and family meals and links seamlessly to outside with double doors opening on to the terrace and a side door to the garden. Beyond is the large utility/boot room - an incredibly useful room with access to the front of the property.

As you reach the first floor, you are met with a large landing off which all the rooms are accessed. The principal bedroom boasts an abundance of built in wardrobes and a sizeable ensuite bathroom. The main guest bedroom has an ensuite bathroom and there are two further double bedrooms served by the well-appointed family bathroom.

## OUTSIDE

17 Granary Road 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 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.

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## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil fired central heating
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** Offers over £1,000,000 subject to contract

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

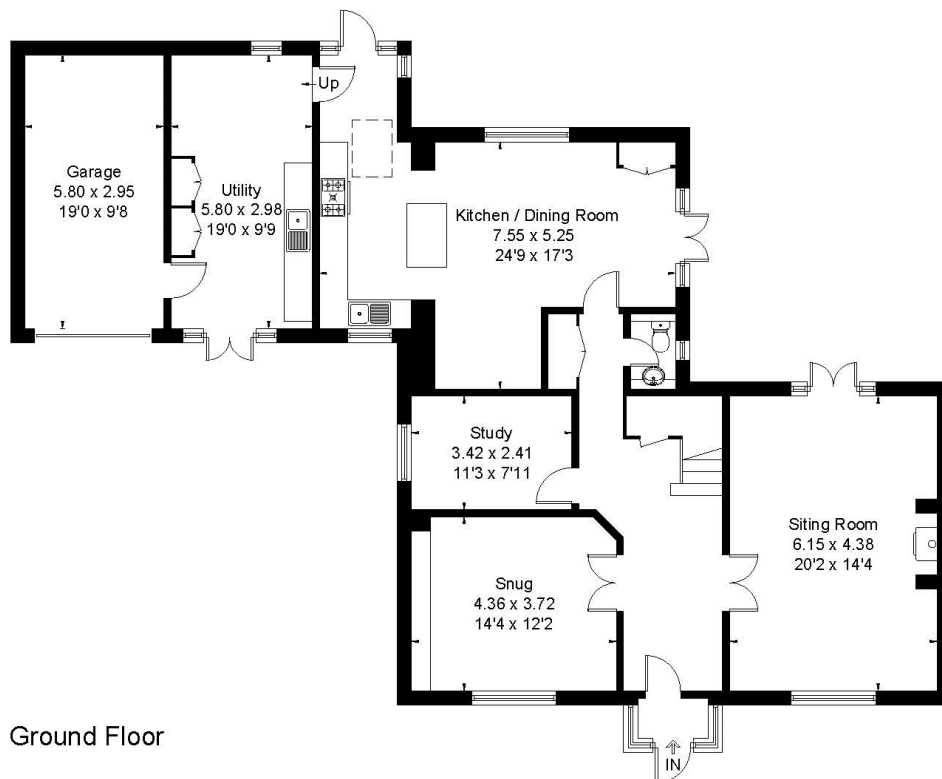




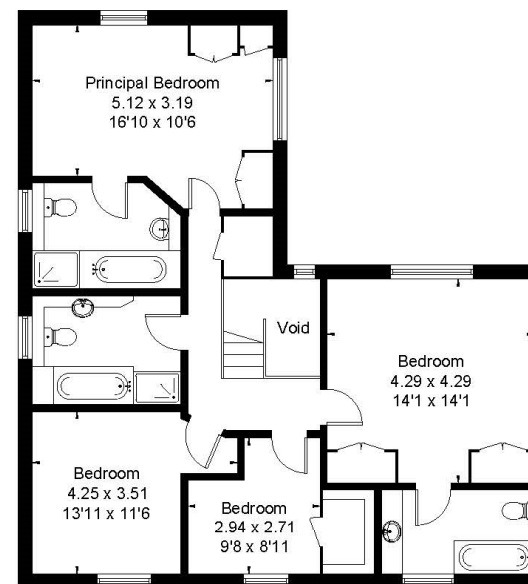




Granary Road, Great Bedwyn Marlborough, SN8  
Approximate Area = 2556 sq ft / 237.5 sq m  
(Including Garage)



Ground Floor



First Floor



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 #94834

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Classification L2 - Business Data