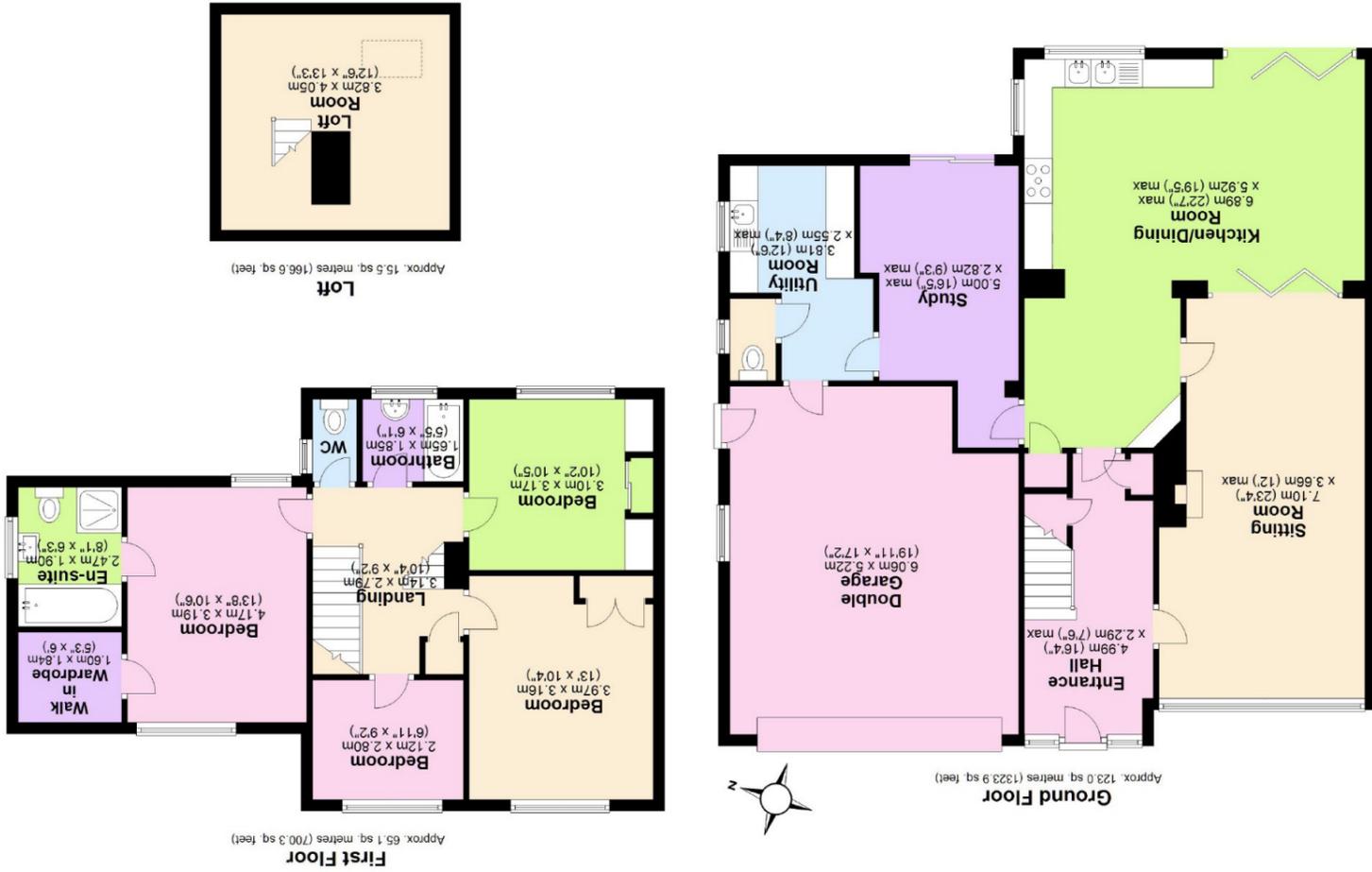




7 Spaines, Great Bedwyn, Marlborough

Total area: approx. 203.5 sq. metres (2190.7 sq. feet)
 This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
 Plan produced using PlanItUp.



7 Spaines, Marlborough, Wiltshire, SN8 3LT

A great sized family home enlarged and improved in recent years, occupying a large corner plot in this most sought after village location.

- Detached family house
- Four bedrooms
- Ensuite to master bedroom
- Sitting room with wood burning stove
- Lovely contemporary style kitchen dining room
- Double garage
- Extensive parking
- Double glazed.



Presented in good order throughout and enjoying a lovely corner plot located within easy walking distance of the mainline station, pub and the villages extensive facilities.

The accommodation

On entering the village proceed down the High Street, turning third left into Farm Lane. Past the cottages and second right into Spaines. Number 7 can be found at the end, on the left. Parking on the large gravelled driveway we walk up to the front door and on into the hall. A staircase rises to the first floor with cupboard under, door straight on into the kitchen dining room, but first we will turn right into the sitting room. A good sized room with wide windows overlooking the front garden, inset wood burning stove, usual tv & telephone connections. Bi-fold doors opening into the kitchen dining room however we will take the next door on the left into the inner hall and proceed straight over into the family room. This room has patio doors opening into the rear garden and could easily be a ground floor bedroom or playroom.

Continued



Door from here opens into the utility room with door out into the parking area and to the rear. Plumbing for washing machine, space for appliances and storage cupboards. A door opens into the double garage(with potential for conversion into an annexe if required STPP) and door right into the downstairs cloakroom. Back to the inner hall and left into the kitchen dining room. A lovely sized room with bi-fold doors opening into the garden and two light tubes which flood the room with natural light. Extensive range of contemporary style wall and base units with contrasting granite worksurfaces. Underhung twin sinks with tri flow tap over. Ceramic hob with extractor hood over, eye level double oven and grill, integrated dishwasher and space for American style fridge freezer. Plenty of space for a 6/8 seater table with room for a sofa or chairs if desired.

Upstairs

Back into the hall and right up the staircase onto the first floor landing. Fixed ladder type staircase rising to the loft room with velux windows and lighting. First right into the fourth bedroom. A good sized single bedroom currently used as a study with window to the front. The second bedroom is next, a double with window to the front and built in wardrobes. The third bedroom can accommodate a double bed if required, window to the rear, wardrobes and storage cupboards. The family bathroom has been refitted with a crisp white suite, wash basin with vanity unit below and deep panelled bath. A separate toilet is next, ideal for families, and finally into the master bedroom. A good sized double bedroom with windows to the front and rear, deep walk in wardrobe and ensuite bathroom with separate walk in shower.

Parking, double garage and gardens

A wide gravelled driveway can easily accommodate 4+ cars with further parking to the side of the double garage. Double garage has a double up and over door, power, lighting, former inspection pit and door into the utility room. Front garden. Mainly laid to lawn, inset flower and shrub beds, outside lighting and water tap. Gated access to the rear garden with canoe storage area and timber sheds. Rear Garden. We step out from the kitchen dining room onto a semi-circular paved patio area with feature inset lighting. Path to both sides with gated accesses to the front. Various mature trees and shrubs. Rest mainly laid to lawn. Gated access to a working area with two large timber sheds. The end of the garden almost adjoins the railway line.

Services, tenure and local authority

Mains electricity, water and drainage. Oil fired central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required). The property is Freehold. The property is Band E, 2019/2020 £2,162.40 Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100. If you have any questions about this property, please call our Marlborough office 01672 512299 or email Marlborough@henrygeorge.co.uk

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