



GREAT BEDWYN, MARLBOROUGH, SN8
£8,750 per month*

Carter Jonas

BLOXHAM COPSE, GREAT BEDWYN, SN8

THE PROPERTY

Bloxham Copse is found on the outskirts of Great Bedwyn, which is located to the south of the historic Savernake Forest and on the northern side of the Kennet and Avon canal. It is an area designated of Outstanding Natural Beauty with a myriad of footpaths and bridleways to access the surrounding countryside. Local village amenities include a post office, bakery, church, doctor's surgery, primary school and a public house. There is a main line railway station to Paddington. The provincial centres of Marlborough 7 miles, Hungerford 6 miles, Newbury 16 miles and Swindon 20 miles are all readily accessible.

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

MAIN HOUSE

Drawing room • Kitchen/breakfast room • Dining room • Breakfast Room/Conservatory • Boot room

Laundry/utility room • Larder • Cloakroom • Home office with cloakroom

Principal bedroom suite • 5 further bedrooms (3 with en suites) • Family bathroom

Indoor pool with changing room and shower room

COTTAGE

Kitchen/living room • 3 bedrooms • Bathroom • Garden

OUTSIDE

4 loose boxes • Tack room • Wine cellar • Garage • 2 car ports • Tennis court • Wood stable and store

Greenhouse • Terraced gardens • Meadow • Orchard • Arboretum • Paddock and field

The landlord will be looking for a minimum 12 month initial tenancy but would prefer longer.

Council Tax Band: G (main house) Band: C (cottage) (Wiltshire Council website for costs)

An exceptional and contemporary country home, presented to an excellent standard throughout.



Main House EPC B

Cottage EPC D

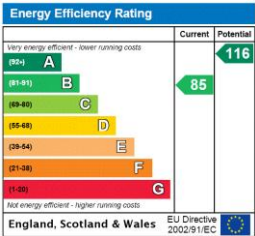
The holding deposit for the property will be £2,019.23 and the deposit £10,096.15 subject to the rent being as advertised at £8,750pcm.

Services: Private borehole, Private drainage, Mains electric, Air source heating (main house) ,Solar Panels.

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC or ADSL.

ADDITIONAL INFORMATION

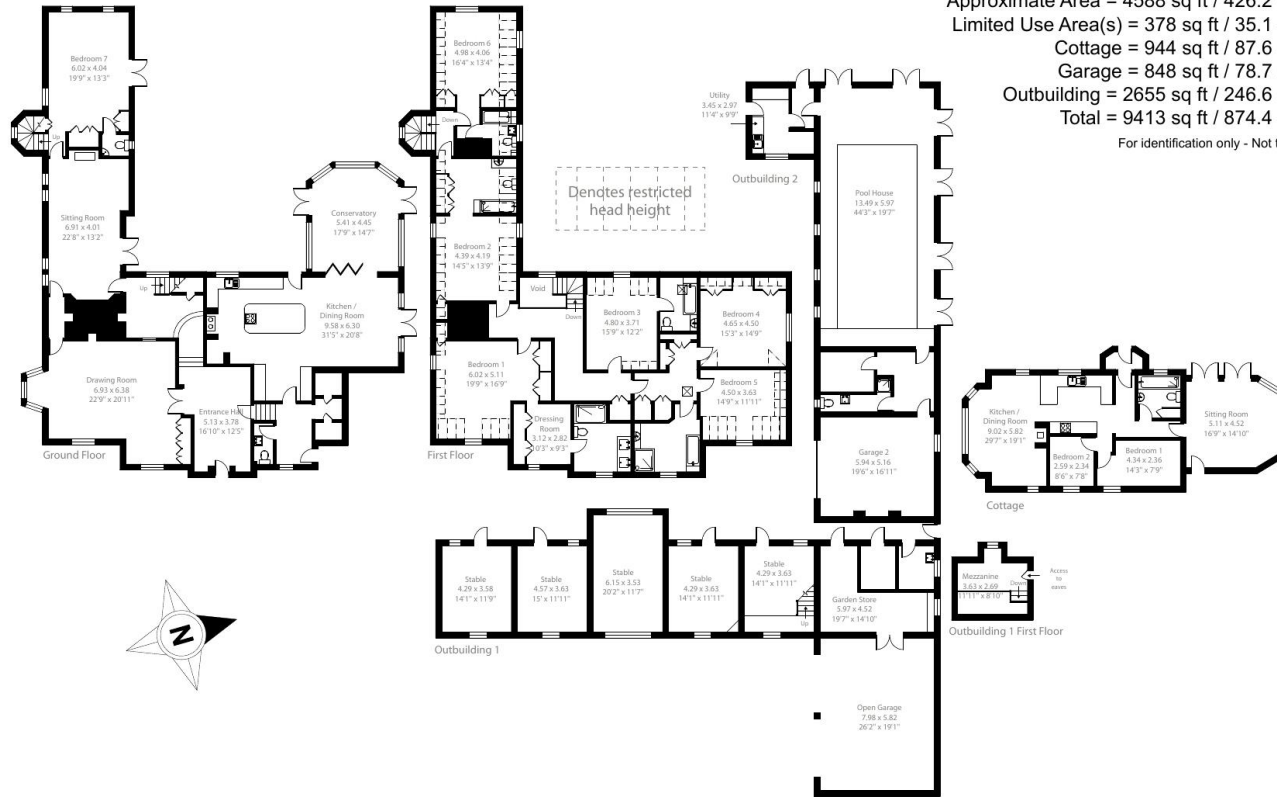
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band G



Great Bedwyn, Marlborough, SN8

Approximate Area = 4588 sq ft / 426.2 sq m
 Limited Use Area(s) = 378 sq ft / 35.1 sq m
 Cottage = 944 sq ft / 87.6 sq m
 Garage = 848 sq ft / 78.7 sq m
 Outbuilding = 2655 sq ft / 246.6 sq m
 Total = 9413 sq ft / 874.4 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024.
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Classification L2 - Business Data

IMPORTANT INFORMATION

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