



12 Foxbury Place – Great Bedwyn – Marlborough – Wiltshire – SN8 3PL

A two-bedroom bungalow in a popular retirement development close to shops



## 12 Foxbury Place

Entrance hall • Sitting room • 2 Bedrooms •  
Kitchen • Shower room

**£230,000 (leasehold)**

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Foxbury Place consists of 16 properties with seven houses and nine bungalows close to the centre of the village and was completed in 1987.

No 12 is an attractive two-bedroom single storey cottage in a private position with access from the sitting room to the west facing terrace.

Facilities include estate management services and emergency alarm system. There is a communal laundry and parking is in the first courtyard with either spaces or car ports.

Great Bedwyn is a delightful village in the Kennet valley midway between Marlborough and Hungerford. It is set immediately above the canal, railway line and River Dun and close to the Savernake Forest where there are excellent walks. The village has a good local store for everyday shopping needs and the local doctor's practice is in Church Street.

Lease length: 999 years. No ground rent and 55+ age covenant.

**For viewings please contact  
Fifty5plus on 01488 668655**



*Sitting room*



*Bedroom*



*Kitchen*



## The Property

No 12 Foxbury Place is a two-bedroom bungalow with approximate room dimensions as follows:

Entrance hall with storage cupboard. Sitting room (18'8" max x 9'3") with glazed door to terrace and garden area. Access to large loft with collapsible wooden ladder. East facing kitchen (8'10 x 8'2) with floor and wall units and Zanussi oven. Bedroom 1 (12' x 9'8") with double wardrobe. Bedroom 2 (10'4" x 6'5") with airing cupboard and storage cupboard. Shower room (8'8" x 5'9") Electric central heating.

## Directions to Foxbury Place

From the M4 J14 proceed south to Hungerford turning right onto the A4 and after approximately two miles in the village of Froxfield turn left signposted Great Bedwyn. In the village at the T junction by The Three Tuns Pub turn left and the entrance to Foxbury Place is immediately on your right.



Bedroom 2



Shower room

Floor Plan

**Approximate gross internals: 51 sq m / 548 sq ft**

**Service charge: £2,872 p.a.**

**Energy Performance Rating: 56**

**Council tax banding: C**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Foxbury Place

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Foxbury Place is a small development of retirement cottages and bungalows built in and around some farm buildings and arranged in two courtyards. The estate was completed in 1987 and most of the properties have their own small private gardens and either a greenhouse/garden store or a conservatory.

## Services

These include estate management and emergency alarm system. There is a communal laundry and parking is in the first courtyard with either spaces or car ports.

## Location

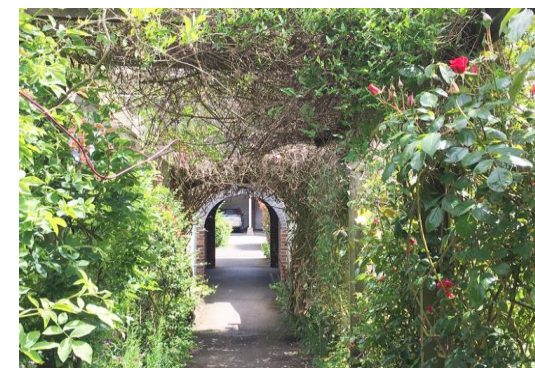
Great Bedwyn is a sought-after village with good local services set in beautiful countryside about five miles west of Hungerford and about the same distance from Marlborough. Fast trains from Great Bedwyn to London (Paddington) take a little over an hour.

## Further afield

Marlborough has one of the widest and grandest high streets in England and the town's buildings testify to the prosperity it has enjoyed over the centuries. It has all the essential shops and services within its high street including a Waitrose and is home to both the renowned Marlborough College and Polly Tea Rooms.

Hungerford is about five miles to the east and has an attractive high street with pubs and restaurants and many antique shops.

The Savernake Forest has over 4,500 acres of forest and parkland and close by are Avebury's ancient standing stones and the beautiful National Trust village of Lacock.



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