



**Crofton, Great Bedwyn,**  
Wiltshire. SN8 3DW

**£1,650 per calendar month**

**birkmyre**  
property consultants

## A PICTURESQUE AND IDYLIC 4 BEDROOM THATCHED HOUSE SET IN LOVELY GARDENS CLOSE TO GREAT BEDWYN

Crofton is a rural hamlet lying between Great Bedwyn and Burbage on the southern edge of the Savernake Forest. Both villages provide excellent primary schooling, local services including shops post offices and garages and churches. Marlborough lies 8 miles to the north west and with Hungerford about 8 miles away as well offer a wide range of amenities. The station at Great Bedwyn offers regular services to Newbury and London Paddington whilst the M4 at junction 14 lies about 12 miles away.

This attractive detached cottage is of timber and brick elevations under a thatched roof and has been extended to provide generous light and bright accommodation with good ceiling heights.

There are two main reception rooms and four bedrooms on the first floor.

**Entrance, Sitting Room** with inglenook fireplace with Jetmaster type stove, **Dining Room** with inglenook and log burner, **Rear Hall, Cloakroom, Kitchen** with wall and floor units with double sink, electric hob and oven and grill, arch to **Conservatory breakfast room**.

**Main Bedroom, Three further Bedrooms, Family Bathroom**

There is a double Garage with a large utility room to the rear.

There is a gravelled parking area and the gardens bordered by hedging surround the house and boast well stocked beds and mature trees.

### LOCAL AUTHORITY

Wiltshire Council, County Hall, Trowbridge  
Wiltshire BA14 8JN, Tel: 01225 713000

### Terms:

Availability: November 2019

Unfurnished

Pets: by negotiation

Term: long preferred

Deposit: a sum equating to 5 weeks' rent

Rent: £1,650 pcm payable monthly in advance

Services: payable by the tenant

Strictly no smokers

*Birkmyre Property Consultants are members of the Property Ombudsman Redress System and are covered by RICS Client Money Protection Insurance.*







**Energy Performance Certificate**

Current Rating: **C** (100-135) | Potential Rating: **B** (81-100)  
 Date of Assessment: 17 May 2011 | Date of Certificate: 17 May 2011  
 Type of Assessment: Full Assessment | Type of Property: Residential Building  
 Type of Dwelling: Flat or Apartment | Total Floor Area: 100 m<sup>2</sup>

This property's performance is able to be compared to other properties of the same type. Energy efficiency is measured on the scale of 100 (most efficient) to 1 (least efficient).

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

**England & Wales** | **England & Wales**

The average energy rating is a measure of the energy efficiency of a property. The higher the rating, the more energy efficient the property is and the lower the bills are likely to be.

The environmental impact rating is a measure of the level of carbon dioxide emissions from the property. The lower the rating, the less carbon dioxide is emitted.

**Estimated Energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of the home**

Energy use	Carbon	Energy
Current (kWh per year)	4.5 tonnes per year	400 kWh per year
Current (pence per kWh)	12.5 pence per kWh	12.5 pence per kWh
Current (£ per year)	56.25	500
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The figures in the table above have been produced by an accredited energy assessor. The figures are estimates and are based on the information provided to the assessor. The assessor has not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Information is available from the Energy Saving Trust (www.energy-saving-trust.org.uk) on how to improve the energy efficiency of your home.

**Important Notice**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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