

# MEADOW FARM HOUSE

18 Brook Street,  
Great Bedwyn  
SN8 3LZ

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**LABC**

Building Excellence  
AWARDS 2023  
Regional Winner 

## KEY FEATURES

COMPLETION  
WINTER 2026

- Bespoke kitchen with Silestone worktops and island
- Premium Bosch integrated appliances
- Electric vehicle charging point
- Air source heat pump with underfloor heating to ground floor
- Luxury bathrooms with Roca sanitaryware and Minoli tiling
- Large garden with orchard

Selling agent

 **jones robinson**  
— SIMUL MOVERE —

**RIVAR**  
New Homes



## DESIGNED FOR MODERN COUNTRY LIVING

Meadow Farm House is a spacious two-storey home designed for modern family living. Its standout feature is a large open-plan kitchen, dining and family area with bifold doors opening onto the landscaped garden, creating an ideal space for everyday life and entertaining.

## THOUGHTFULLY DESIGNED INTERIORS

Upstairs, the principal bedroom includes an en-suite, built in wardrobes, integral balcony feature with tiled flooring overlooking the rear garden. Three additional double bedrooms and a family bathroom provide ample accommodation for family and guests.





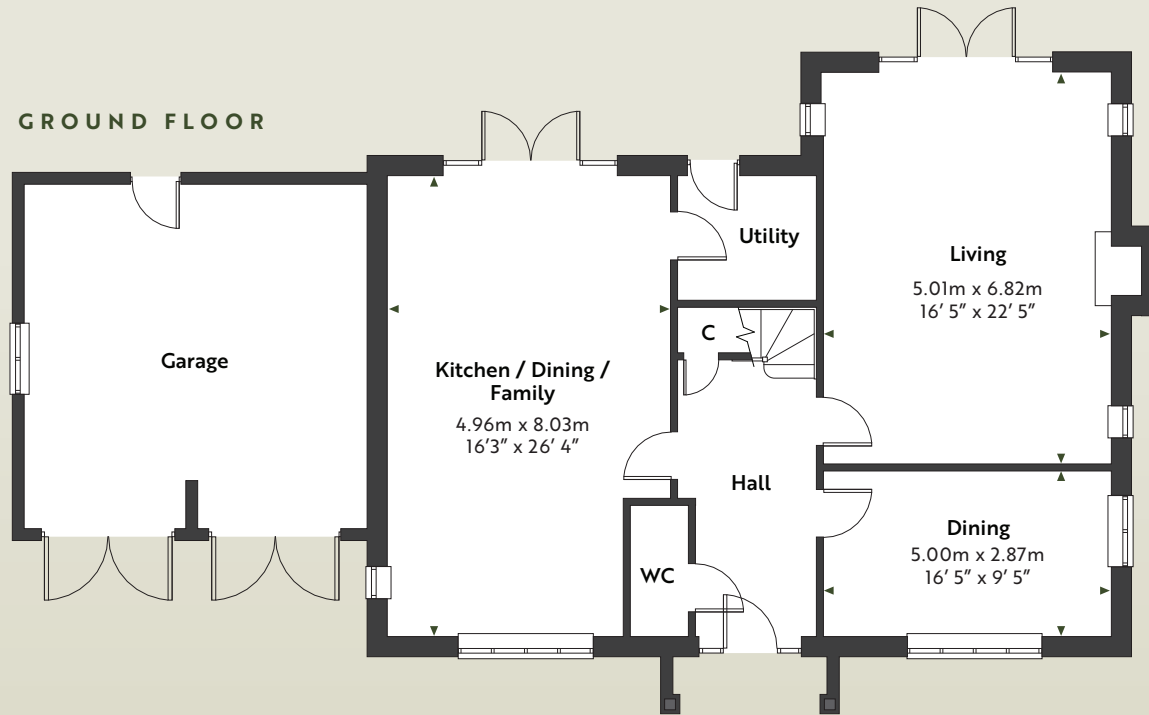
## A UNIQUE RURAL SETTING

Set within generous grounds overlooking open countryside and farmland, the property features a large rear garden, landscaped frontage and a private orchard, creating a distinctive country home in an attractive rural location.

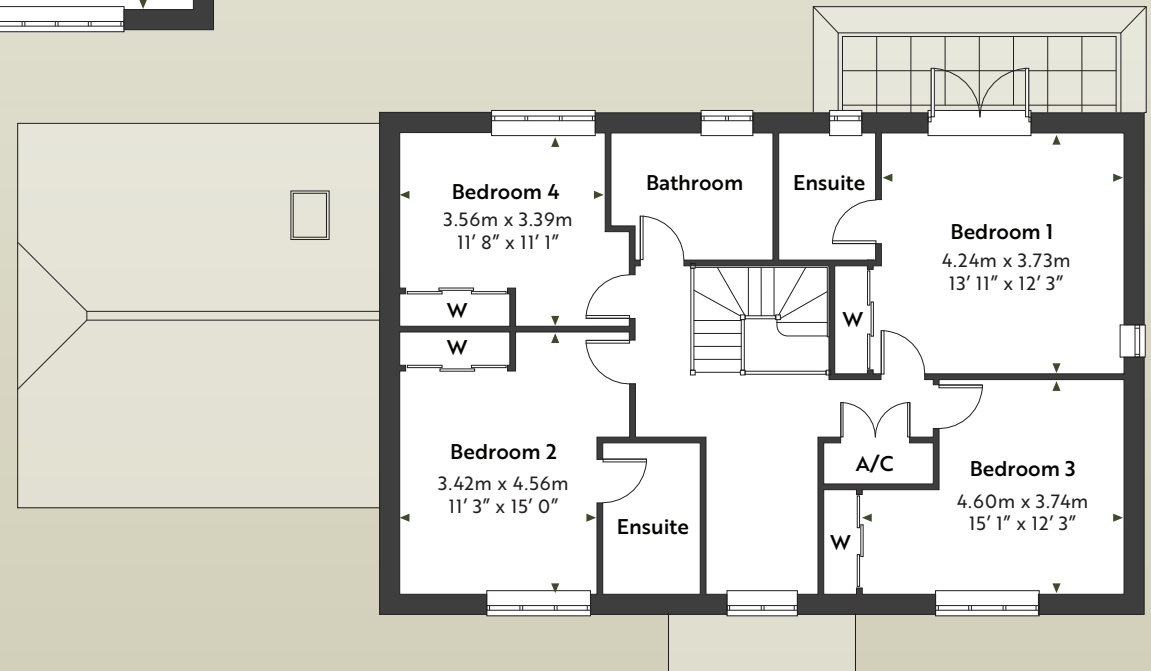
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## PLANS AND DIMENSIONS

### GROUND FLOOR



### FIRST FLOOR



Gross internal area 211m<sup>2</sup> / 2,271ft<sup>2</sup>



## SITE PLAN

Accessed via a shared private drive at the entrance to the village of Great Bedwyn, this beautifully positioned home enjoys a generous plot with extensive gardens and open countryside beyond, while its edge-of-village setting offers the best of rural living.

# MEADOW FARM HOUSE

## SPECIFICATION



### KITCHEN

- Bespoke Kitchen
- Silestone worktop and upstands
- Island with Silestone worktop
- Polished chrome ironmongery to all cabinets
- Bosch induction hob
- Bosch single oven
- Bosch microwave/combination oven
- Bosch integrated warming drawer
- Bosch integrated dishwasher
- Bosch larder fridge
- Bosch larder freezer
- Minoli floor tiling to include breakfast/family area

### UTILITY ROOM

- Bespoke Utility
- Post formed worktop with upstand
- Polished chrome ironmongery to all cabinets
- Minoli floor tiling

### FAMILY BATHROOM AND EN-SUITES

- Roca white sanitaryware with chrome fittings
- Thermostatically controlled showers
- Low profile Merlyn show trays
- Wall mounted vanity units with integrated storage
- Minoli wall and floor tiles, half height/ full height to shower
- Heated towel rails

### GENERAL FEATURES

- Staircase – Ash to visible components
- Air source heat pump heating system
- Underfloor heating to ground floor, radiators to first floor
- Timber windows with satin chrome door furniture
- Timber front door
- Front door multi locking system
- Electric car charger
- Lighting to all external doors
- Two outside taps

### MANAGEMENT

An annual charge will be payable for management of the communal landscaped areas. Please ask for further details.

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#### SELLING AGENT



SIMUL MOVERE

#### Marlborough office

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SN8 1HN

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**jonesrobinson.co.uk**

### IMPORTANT INFORMATION

Meadow Farm House is a marketing name and may not form part of the final postal address. **Your safety:** Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site. **Consumer protection from unfair trading regulations 2008:** These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of publication: June 2026.