



The Beech Plot 2 Peppercombe  
Urchfont





# The Beech Plot 2 Peppercombe Urchfont SN10 4QR

A stunning new home in an exclusive leafy setting of just 5 fabulous properties located within this prized Wiltshire Village.

- Fabulous Quality Home • Exclusive Development •
- High Specification Finish • Four Double Bedrooms •
- Three Reception Rooms • Double Garage & Studio •
- Good Sized Gardens • Sought After Village • 10 Year Warranty •

Guide Price £825,000





## Description

**\*\*\*COMING SOON\*\*\*** An exceptional new home currently under construction in the quintessentially English village of Urchfont by local developers Princeton Homes- an award winning housebuilder specialising in developing homes of distinction across Wiltshire and the West of England. 'The Beech' is a handsome family home set in an exclusive leafy development of just 5 properties that are a stone's throw from the centre of this thriving village. The high specification finish includes under floor heating to the ground floor and to the bathroom and en suite, air source heat pump, quality flooring throughout and landscaped gardens. The bespoke kitchen features a range of integrated appliances. The spacious and well balanced accommodation comprises on the ground floor: Entrance hall with downstairs cloakroom, dual aspect sitting room with log burning stove, separate snug/study, a generous kitchen/breakfast room open plan to a dining room and utility. On the first floor there are four double bedrooms, master with en suite and family bathroom all with quality sanitaryware. Outside electric gates open on to a private driveway with a double garage with office / playroom above. Each of the five homes enjoys a good sized private established garden.

## Situation

The picturesque village of Urchfont which forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside is renowned for its central duck pond and fine period properties. Urchfont has a thriving community with a very popular primary school, Church, public house, community shop, post office and other local amenities. The nearby market town of Devizes is about six miles away and Pewsey, where there is a mainline railway station (Paddington about one hour), a similar distance away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius.

## Directions

From Devizes, proceed on the A342 Andover Road and continue until Lydeaway is reached. Turn right at Lydeaway Garage towards Urchfont and at the next T-junction turn right again. Continue into Urchfont and take a right hand turn into the village, drive past the duck pond and take a right hand turn down Peppercombe Lane and the entrance into Peppercombe will be at the end of this lane.

## Services & Council Tax

Mains water, electricity, shared private foul pumping station connected to adopted drainage system. Air source heat pump, under floor heating to ground floor.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





**Ground Floor Plan.**

Kitchen/Breakfast.	5.75 x 4.98m	18' 10" x 16' 4"
Dining.	3.5 x 3.05m	11' 6" x 10' 1"
Sitting Room.	6.77 x 4.73m	22' 3" x 15' 7"
Snug.	4.25 x 3.85m	13' 12" x 12' 8"
Utility.	2.45 x 2.43m	8' 1" x 7' 12"

Total Floor Area: 109.13m<sup>2</sup> / 1175ft<sup>2</sup>



**First Floor Plan.**

Bedroom 1.	5.75 x 4.8m (inc. wardrobes)	18' 11" x 16' 4"
Ensuite.	2.17 x 2.0m	7' 2" x 6' 7"
Bedroom 2.	4.74 x 3.34m (inc. wardrobes)	15' 7" x 10' 12"
Bedroom 3.	4.74 x 3.38m (inc. wardrobes)	15' 7" x 11' 1"
Bedroom 4.	3.84 x 3.64m (inc. wardrobes)	12' 8" x 11' 12"
Bathroom.	3.29 x 2.14m	10' 10" x 7' 0"

Total Floor Area: 98.43m<sup>2</sup> / 1060ft<sup>2</sup>

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