



**Connells**

Chapel Lane  
Upavon Pewsey



## Property Description

Centrally located within this picture postcard village this non-estate and deceptive detached house is set in an elevated position with superb views over the village towards the church and hills beyond. A beautiful feature is the Mediterranean-style garden with large contemporary outbuilding allowing for twin studios and/or offices from home. The village has a shop, post office, two pubs and other amenities and is within access of the A303, Pewsey station and Marlborough.

## Entrance Hall

Stairs to first floor landing, access to lounge, cloakroom and kitchen/breakfast room, engineered oak wood floor.

## Cloakroom

With wash hand basin and WC.

## Lounge

16' 8" x 13' ( 5.08m x 3.96m )

Dual aspect to front and side, fireplace with log burner, engineered oak wood floor.

## Dining Room/ Snug

13' 5" x 12' ( 4.09m x 3.66m )

Dual aspect with French doors to garden, engineered oak wood floor..

## Kitchen/ Breakfast Room

14' max x 13' ( 4.27m max x 3.96m )

Comprising a single drainer bowl and a half sink unit, range of units with weathered pine shelving over, cooker space with glass and steel hood over, space for dishwasher, fridge/freezer space, feature timbered wall, downlighter spots, rear aspect with door to garden.

## Boot Room/ Utility/ Pantry

Space for washing machine, floor mounted oil boiler, boot storage, shelving.

## Landing

Access to loft space, side aspect.

## Master Bedroom

13' 5" x 10' 4" plus recess ( 4.09m x 3.15m plus recess )

Front aspect with glorious views over Upavon towards the church with hills beyond.

## Ensuite

Comprising a shower cubicle with rain head shower and metro tiling, pedestal wash hand basin, WC, heated chrome towel rail, downlighter spots.

## Bedroom Two

13' 5" x 10' 3" ( 4.09m x 3.12m )

Rear aspect.

## Bedroom Three

13' 4" x 8' ( 4.06m x 2.44m )

Side aspect.

### Bedroom Four

8' x 6' 10" ( 2.44m x 2.08m )

Front aspect.

### Four Piece Bathroom

Comprising a panel enclosed bath, corner shower cubicle, wash hand basin set on cabinet, WC with concealed cistern, heated towel rail, dual aspect.

### Outside

#### Rear Garden

This beautiful Mediterranean-style garden offers various pathways leading to decked areas making it ideal for entertaining and alfresco dining. There are raised beds and a feature pond with pebbled beach which is ideal for relaxing next to with a morning coffee or evening glass of wine. There are various external power points and lighting and to the side is a timber workshop and gated side access.

### Contemporary Outbuilding

24' x 10' ( 7.32m x 3.05m )

Split into two rooms, allowing for two separate studios and/or Offices from Home. Alternatively they could be used as twin garden rooms. Both have downlighter spots and radiators and one has underfloor heating.

### Driveway

A large driveway allowing parking for several vehicles.





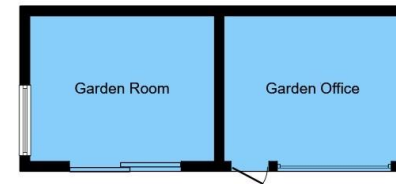




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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