



**Connells**

High Street  
Upavon Pewsey



## Property Description

A unique, high specification, contemporary cottage located in the beautiful village of Upavon, with its shop, post office, pubs and other amenities. The property would ideally suit the business or retired person or someone wanting a luxury lock-up-and-leave. The online 'dolls house' virtual tour well displays the quality of accommodation on offer and the A303, Salisbury and Pewsey train station are all within access.

As well as a stylish kitchen with granite work surfaces there is also a pillared fireplace with log burner to the lounge and a vaulted dining area with French doors opening out on to the lovely walled garden with high degree of privacy and beautiful outlook. On the ground floor is underfloor heating with radiators to the first floor alongside a triple aspect main bedroom. Both bedrooms have gorgeous views.

## Entrance Hall

Stairs to first floor landing, access to cloakroom, lounge and kitchen.

## Cloakroom

With wash hand basin and WC.

## Living Room

18' 3" x 14' max ( 5.56m x 4.27m max )

## Lounge Area

Central pillared brick fireplace with log burner, double aspect, access to..

## Vaulted Dining Area

Vaulted ceiling with two Velux-style windows, French doors to garden.

## Kitchen

15' x 7' 9" ( 4.57m x 2.36m )

Comprising a sink unit set in granite work surface with a range of stylish wall and base units, built in and concealed dishwasher, built in washing machine, built in oven, inset hob unit with glass and steel hood over, fridge/freezer space, built in wine rack, downlighter spots, double aspect to front and rear.

## Rear Lobby

Built in utility cupboard, built in storage cupboard, door to garden.

## Landing

Rear aspect.

## Bedroom One

Triple aspect with beautiful views to front and side and Velux style window to rear. Walk-in wardrobe.

## Bedroom Two

11' x 9' 6" ( 3.35m x 2.90m )

Double aspect to front and side.

## Bathroom

Comprising a panel enclosed bath with shower and glass screen, pedestal wash hand basin, WC heated towel rail, Velux style window,.

## Outside

### Walled Garden

This lovely walled garden with beautiful aspects has a good sized area of lawn with pretty borders and a large patio, ideal for entertaining and alfresco dining. Other features include; courtesy lighting, an external boiler, oil tank, timber shed, log store, external power supply and gated side and front access.

### Double Width Parking

The seller has informed us that the property is pre-wired for an EV.

## Bedroom One

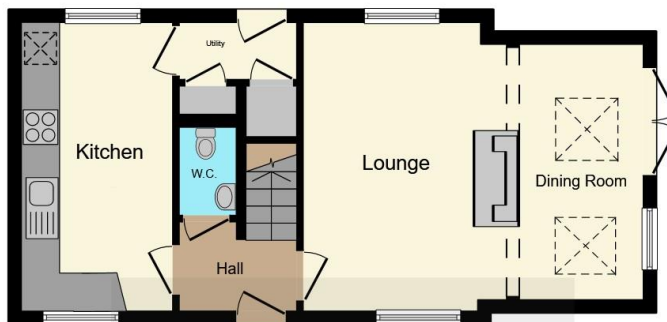
14' 9" x 10' 9" max ( 4.50m x 3.28m max )

Triple aspect with beautiful views to front and side and Velux style window to rear. Walk-in wardrobe.









**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: ABY307904 - 0010