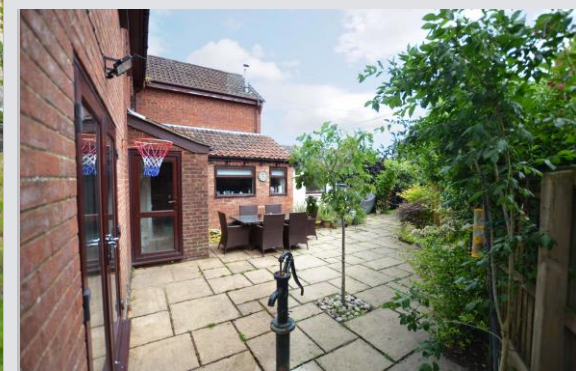


14 RUSHALL ROAD North Newnton, Pewsey, Wiltshire SN9 6JY

Offers Over £399,950



- A Spacious Semi-Detached Family Home
- Three Bedrooms, Three Reception Rooms and Two Bathrooms
- Integral Garage ● Gravelled Parking Area with Space for Several Vehicles
  - Enclosed Rear Garden
- Lovely Rural Setting with Views over the Pewsey Vale

REF RT7694

  
**RURAL SCENE**  
Village & Country Homes



## GENERAL AND SITUATION

Approximate Distances:

Upavon 1.5 miles • Pewsey 3 miles • Devizes 10 miles • Amesbury / A303 12 miles  
Marlborough 13 miles

A spacious semi-detached three bedroom family home with an integral garage, plenty of parking and gardens in a lovely rural location with views over the Pewsey Vale.

The house is believed to date back to 1931 and has subsequent extensions to create the good sized family home that it is today. It occupies an extremely appealing setting for those looking for a rural lifestyle, set on the fringe of the village of Rushall, with views over the countryside to the front and rear.

Rushall is set within the Pewsey Vale and it has an active community centre with a village hall, cricket club, primary school and church. Neighbouring Upavon provides a good range of local amenities including a village shop with Post Office, two pubs, a doctors surgery and golf course. The nearby market town of Pewsey provides a wider range of shops and amenities as well as a main line railway station with regular services to London Paddington which takes about 65 minutes. Marlborough, Salisbury and Andover are all within easy reach and the beautiful surrounding countryside offers extensive sporting and leisure opportunities with the Kennet and Avon Canal, Savernake Forest and Salisbury Plain all close by.

## THE RESIDENCE

With double glazed windows and oil fired central heating, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is through a **Front Lobby** with ample space for boots, coats, etc. It opens through to the **Hall** which has a laminated floor and stairs to the first floor.

There is a cosy **Snug** with a fireplace and a door leading through to the **Dining Room** which has a laminated floor.

The main **Living Room** is a light and spacious room with glazed external doors opening to the garden, laminated floor and a freestanding log burner.

The **Kitchen** is fitted with a range of built-in hardwood fronted units with laminated worksurfaces incorporating a sink, plumbing for washing machine, four ring hob and an electric oven. It leads on to the **Ground Floor Bathroom** which is fitted with a panelled bath, WC, wash hand basin, fully tiled walls and floor. There is also a rear **Boot Room** with an external door to the rear garden.

On the first floor there are **Three Bedrooms** and a **Family Bathroom**, fitted with a panelled bath with electric shower over, WC, two wash hand basin, fully tiled walls and floor.

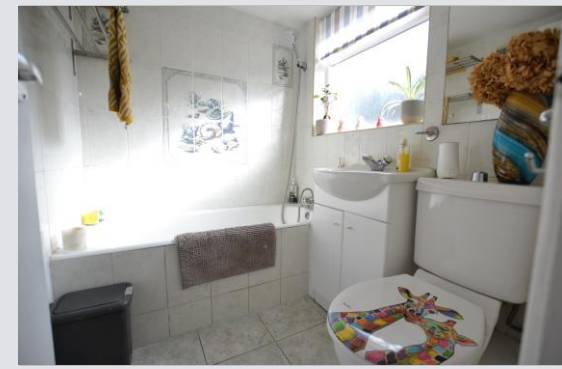




## OUTSIDE

The property is set well back from the country road and has a double wrought iron gated entrance with dwarf retaining walls leading on to a newly laid gravelled parking area with space for four / five cars. There is a front lawn and a paved path leading around to the side to give access to the rear garden.

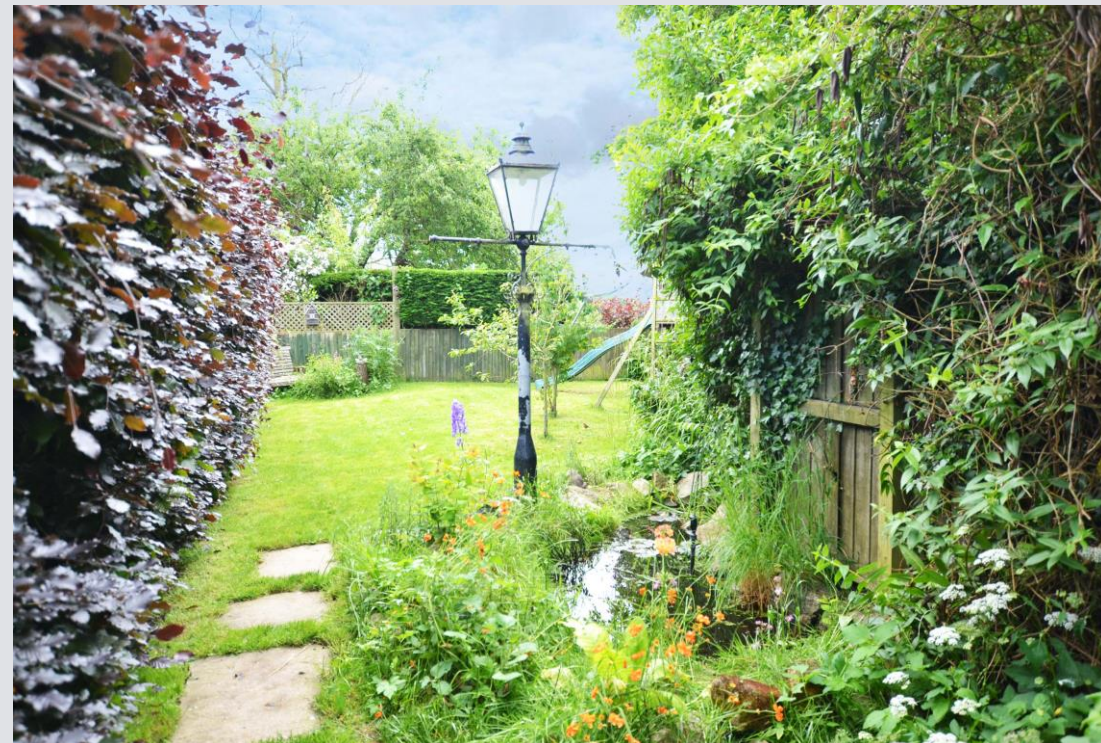
To the rear there is a good sized paved patio leading past a small pond to the main lawn which is enclosed with wooden fencing and a purple beech hedge.



# RURAL SCENE

Village & Country Homes

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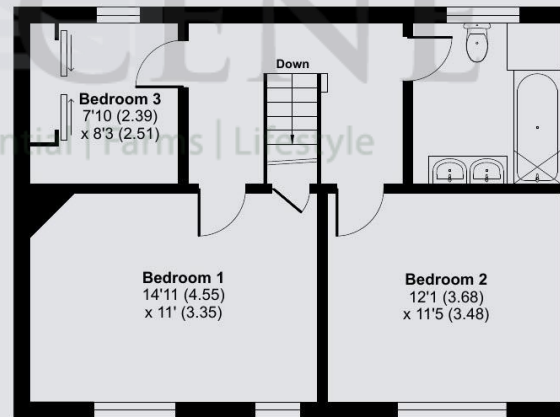
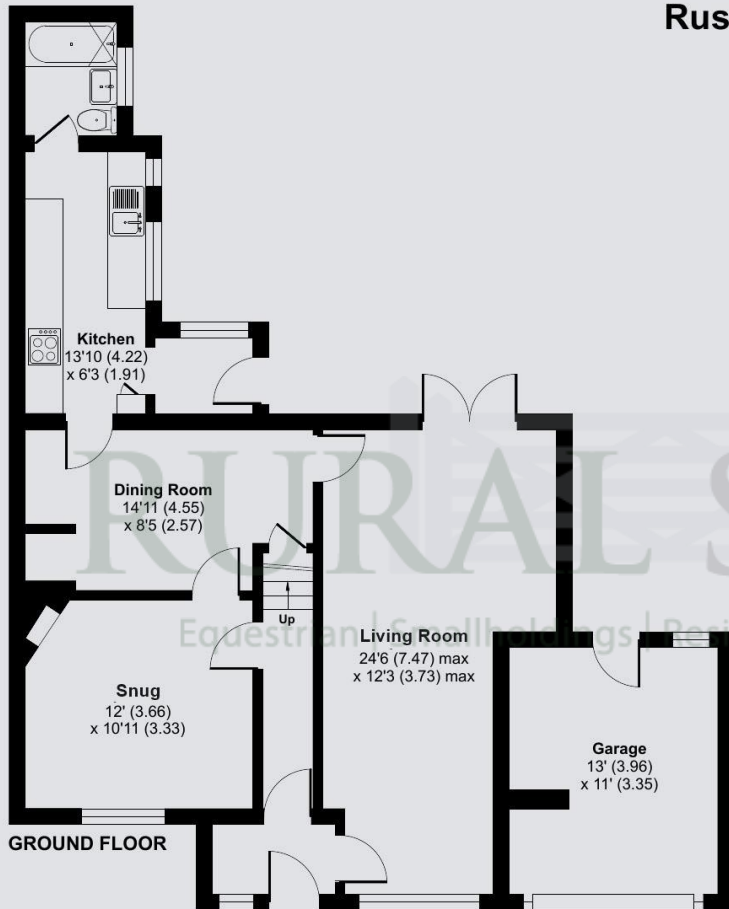




## Rushall Road, North Newnton, Pewsey, SN9

Approximate Area = 1309 sq ft / 121.6 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

WILTSHIRE COUNCIL  
 Tel: 0300 4560100

### SERVICES

MAINS ELECTRICITY, WATER and DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX C

### DIRECTIONS

From the A345 at the Woodbridge Inn roundabout, follow Rushall Road for just over ¼ of a mile and the property will be found on the left hand side.

what3words ///marine.braked.streetcar

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rural Scene. REF: 1095684



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited 14 Rushall Road but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

