



📍 33 Foxley Fields, Urchfont, Devizes, Wiltshire, SN10 4SN

🏠 Guide Price £279,950

A beautifully positioned family home with wonderful far reaching views to the rear and an immaculately presented and much improved interior.

- Excellent Family Home In Great Condition
- Highly Rated Village Location
- Envious Countryside Views To Rear
- 3 Bedrooms
- Stylish Refitted Bathroom
- 15ft Conservatory/Dining Area
- Beautiful Contemporary Kitchen
- Sitting Room With Log Burner
- Parking For 2 Cars
- Useful 15ft Lockable Timber Store

🏡 Freehold

🏠 EPC Rating E



An immaculately presented three bedroom extended village family home offered with off street parking and a private rear garden with fabulous views to the rear. Modern family homes of this size and in this price bracket are a rarity in this wonderful village so an early viewing would be strongly recommended to avoid missing out.

Located in the highly sought after village of Urchfont, this stunning property is set in a quiet cul-de-sac away from main roads and offers surprisingly spacious accommodation to include a large sitting room with herringbone wood effect flooring and an inviting log burning stove, with French doors into a fabulous 15ft 'L' shaped conservatory with built in storage and window seats that overlook the garden. The excellent refitted kitchen has a range of modern units complemented by marble effect worktops and a 'Range' style cooker. An updated downstairs cloakroom completes the ground floor layout. On the first floor there are three bedrooms (two are good sized doubles and all with fitted wardrobes) and a luxurious refitted family bathroom.

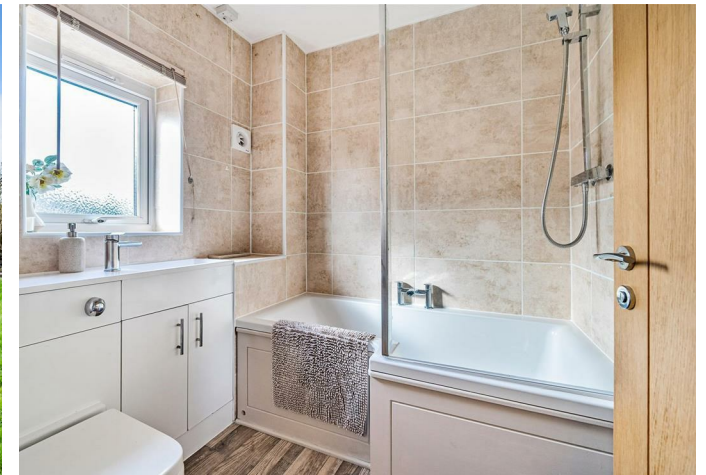
Externally, there is a driveway to the front providing one off road parking space and a further parking space in front of a very hand lockable 15ft storage shed with double doors. To the rear is a fully enclosed garden that enjoys a great amount of privacy. Predominantly laid to lawn there is also a raised decked sun terrace to catch the afternoon sun, a garden shed, a greenhouse, planted borders and a useful gated rear access (with right of access across a path to the rear of No. 32).

#### **Situation**

Foxley Fields occupies a pleasant setting on the edge of this highly regarded village. Urchfont itself is a thriving quintessentially English village- renowned for its eclectic mix of fine period houses and cottages surrounding both the village pond and The Green. Village amenities include a primary school, general store with sub post office, church, dental surgery, garage, pub and cricket club. There is also an extremely popular annual scare crow festival which generates huge funds for the various village clubs/societies. The busy market town of Devizes is only 5 miles distant and the major centres of Bath, Salisbury and Swindon are all within commuting distance. A mainline railway station can be found in nearby Pewsey (10 miles).

#### **Property Information**

Services: Mains water, drainage and electricity are connected. Electric heating (updated electric heaters) + a log burner.  
Broadband Speed: 61.5Mbps  
Council Tax: Band B



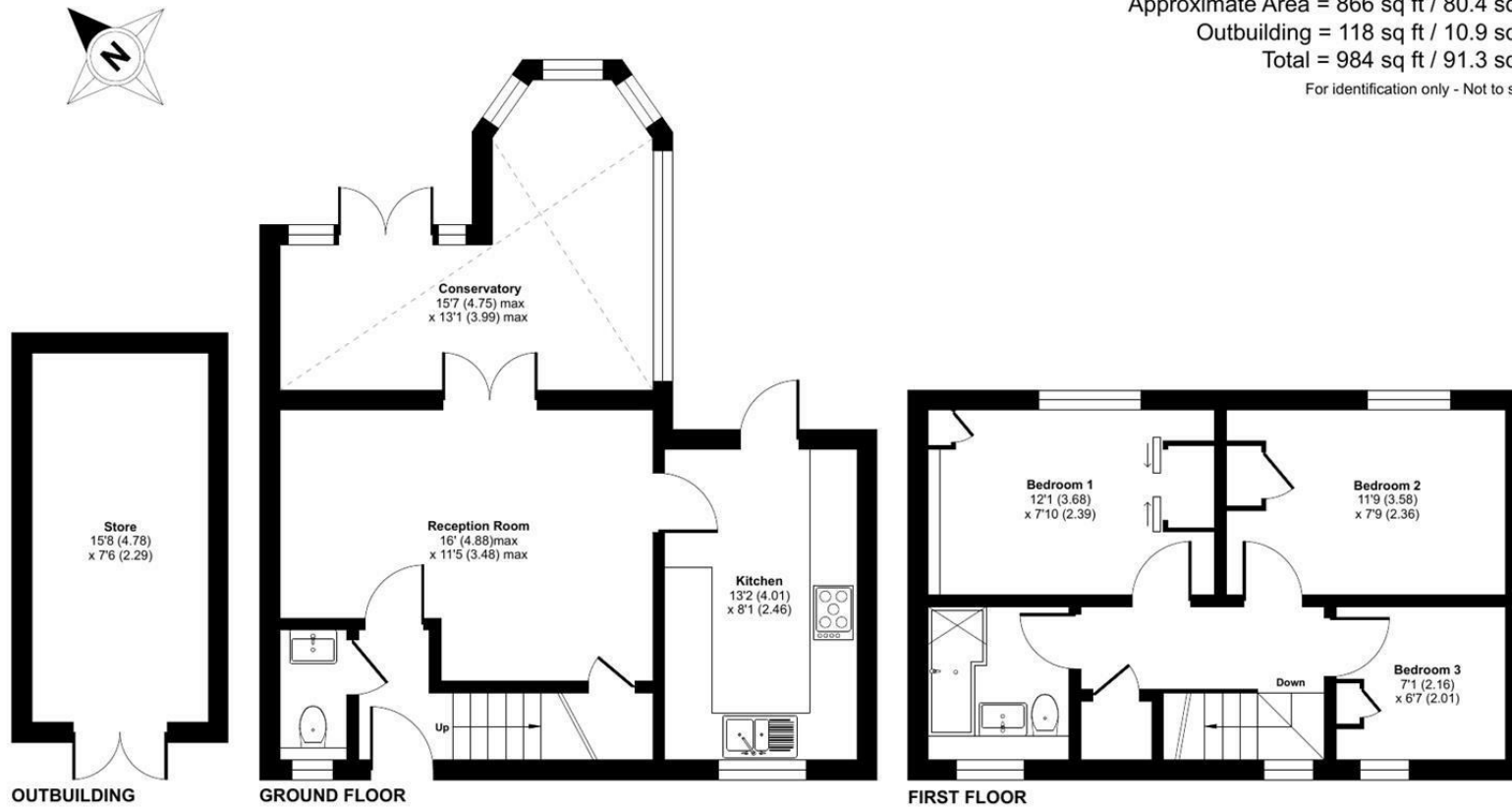
# Foxley Fields, Urchfont, Devizes, SN10

Approximate Area = 866 sq ft / 80.4 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1090719

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