



📍 Plot 11 Hazel Grove Crookwood Lane, Urchfont, Wiltshire, SN10 4QU

🏠 £995,000

Set in the quintessential English village of Urchfont, Hazel Green offers an exclusive collection of 3 & 4 bedroom detached homes with enviable countryside views. These EPC 'A' rated bespoke properties are all finished to a high-quality standard with a luxurious specification and energy efficient design.

- Fabulous Countryside Views To The Rear
- A Magnificent 4 Double Bedroom Home
- Superb Vaulted Hallway With Gallery Landing
- Impressive Open Plan Kitchen/Dining/Living Room
- 2 Additional Reception Rooms
- Luxurious Bathroom & 2 En Suites
- Open Fronted Carport + Parking For 2 Cars
- High Quality Specification & Build 'A' Rated EPC
- Award Winning Village On The Edge Of The Pewsey Vale
- Reservations Now Being Taken - Contact Us Now For More Information

🏡 Freehold

🏠 EPC Rating A



JOIN US FOR AN OPEN DAY ON SATURDAY 1ST JUNE TO SHOWCASE THESE EPC 'A' RATED HOMES.

Plot 11 Hazel Grove- 'Juniper House' is an outstanding brand new high specification 4 bedroom detached family home situated on Hazel Green- the prestigious new development by Acorn Property Group within the prized village of Urchfont. The homes are now ready to move into.

This beautifully designed family home with an incredible vaulted entrance hall and galleried landing with floor to ceiling glazing. There is a light and airy dual aspect lounge, a flexible study/snug, cloakroom, and a simply breath-taking open plan kitchen/dining/living area. The bespoke German designed kitchen features a sizable island/breakfast bar, Caesarstone worktops and upstands and a range of quality 'Bosch' integrated appliances including a built-in oven, dishwasher, full length fridge with freezer under and induction hob with recirculating hood. There is also a separate utility. On the first floor, set off the stunning landing are 4 double bedrooms, 2 en suite shower rooms, and the luxurious family bathroom (all with contemporary quality sanitary ware, porcelain wall and floor tiling). The third bedroom also enjoys spectacular views from the 'Juliet' balcony. Outside, there is a block paved driveway with parking for 2 cars to the front plus a single open fronted carport opposite. A paved patio opens on to a private rear garden with wonderful countryside views beyond.

Finished to a high-quality standard throughout and with energy efficiency in mind, this exclusive development of 3 and 4 bedroom homes have been expertly designed to reduce energy bills and carbon footprint with efficient air source heat pumps, PV panels, smart heating controls, under floor heating to ground floor, solar thermal storage for hot water and infrastructure ready for electric car charging points. All flooring is included.

#### Situation

The very picturesque village of Urchfont forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside. The village is renowned for its central duck pond and village Green, fine period properties and has an excellent junior school, Church, popular public house, car garage, dentist, community shop, a very active village hall, a number of societies and other local amenities. The incredible Urchfont scarecrow festival takes place annually around the 1st May bank holiday and was the first of its kind in Wiltshire. Devizes is about six miles away and Pewsey about 10 miles away 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. The well renowned public school Dauntsey's School in West Lavington is only a few miles drive away as is the popular Lavington secondary school.

#### Property Information

Services: Mains water, drainage and electricity are all connected. Heating is via the Worcester Bosch Air Source Heat Pump with under floor heating to ground floor and radiators on first floor. PV Panels to all homes. Smart heating controls. EPC Rating 'A.' 10 Year ICW Structural Warranty. Bat & Bird Boxes installed.

#### Agents Note

Please note that the specification was correct at the time of going to print but Acorn Property Group continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address.

#### Acorn

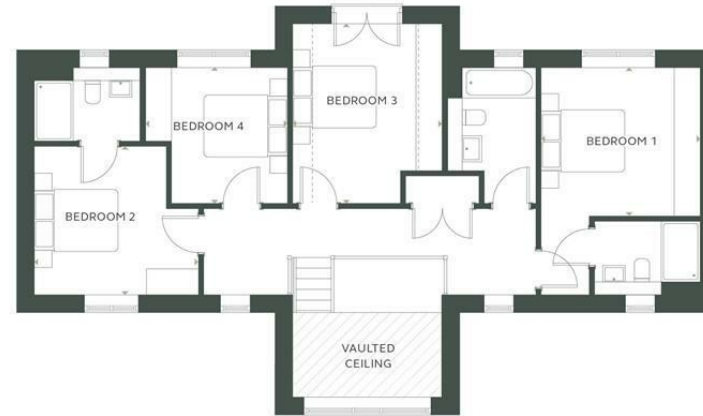
Acorn is an independent development and regeneration specialist that has, for many years, successfully created a range of residential-led refurbishment and new build schemes. Passionate about their 'different by design' ethos, each development is carefully and thoughtfully designed around its locality and future occupiers, whilst maintaining the high quality and bespoke design synonymous with Acorn. They make buying a property as simple as possible. Taking care and attention to ensure the buyers are supported every step of the way throughout the buying process.





GROUND FLOOR

<b>Kitchen/Dining</b>	5.3m x 4.2m	17' 5" x 13' 9"
<b>Living</b>	5.4m x 3.5m	17' 9" x 11' 6"
<b>Family Room</b>	5.3m x 3.2m	17' 5" x 10' 6"
<b>Study</b>	2.6m x 2.5m	8' 6" x 8' 2"



FIRST FLOOR

<b>Bedroom 1</b>	3.7m x 3.4m	12' 2" x 11' 2"
<b>Bedroom 2</b>	3.8m x 3.4m	12' 6" x 11' 2"
<b>Bedroom 3</b>	4.2m x 3.5m	13' 9" x 11' 6"
<b>Bedroom 4</b>	3.3m x 3.2m	10' 10" x 10' 6"

Key  
 BS Bike store  
 ASHP Air source heat pump  
 ---- Restricted head height

Disclaimer 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 representation 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.