



📍 9 Hazel Grove Urchfont, Wiltshire, SN10 4RG

🏠 Guide Price £795,000

Nestled in the quintessential English village of Urchfont, 'Willow Barn' is a stunning 4-bedroom detached home with excellent eco credentials and an EPC 'A' Rating. Willow Barn has beautiful south-westerly views over open fields towards Oakfrith Wood.

- ONLY 3 HOMES REMAINING!
- Luxurious Specification & Energy Efficient Design.
- A Fabulous New Home With An 'A' EPC Rating
- 4 Double Bedrooms
- 33ft Open Plan Kitchen/Living/Dining Area
- Solar Panels & Air Source Heat Pump
- Wonderful Countryside Views To Rear
- Private Rear Garden
- Parking For 2 Vehicles On Private Driveway
- Award Winning Village On The Edge Of The Pewsey Vale

🏡 Freehold

🏠 EPC Rating A



## ONLY 3 HOMES REMAINING!

Nestled in the quintessential English village of Urchfont, 'Willow Barn' is a stunning 4-bedroom detached property boasting beautiful south-westerly views over open fields towards Oakfrith Wood.

Willow Barn offers flexible and versatile living space. The ground floor features a spacious open-plan kitchen/dining/living room with Rational sliding doors opening to the garden. The bespoke German-designed kitchen is equipped with BOSCH appliances, an island/breakfast bar with Caesarstone worktops, and an induction hob. Adjacent to the kitchen is a large utility room with a back door leading to the side of the property. Completing the ground floor is a separate living room, which can serve as a 5th bedroom if needed, and a separate WC with wall-hung sanitary ware.

The first floor comprises of 4 double bedrooms. The main bedroom includes an ensuite shower room, and a luxurious family bathroom accommodates the remaining three bedrooms. Both bathrooms feature contemporary, high-quality sanitary ware and porcelain wall and floor tiling.

Externally there is parking for two cars on the driveway. At the rear of the property is a laid-to-lawn garden with a patio and views over open fields. There is a very useful, lockable, bike storage shed in the garden, made by Asgard.

Finished to a high-quality standard throughout and with energy efficiency in mind, this home has been expertly designed to reduce energy bills and carbon footprint with efficient air source heat pumps, PV panels, smart heating controls, underfloor heating to ground floor, solar thermal storage for hot water and infrastructure ready for electric car charging points. Hazel Green is set on the edge of the village with fabulous countryside walks.

### 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. There is a maintenance charge for the development.

### Agent's Note

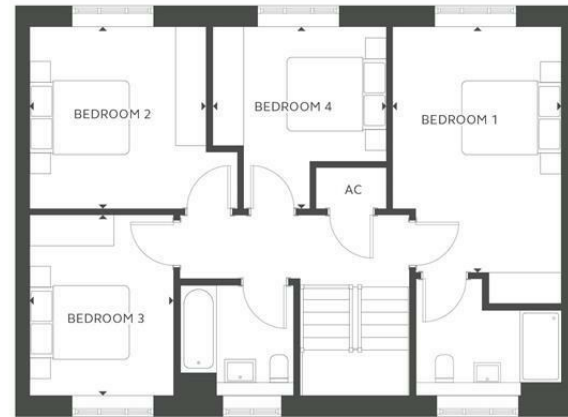
Please note that the specification was correct at the time of going to print but Acorn Property Group continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. Photos shown are of the show home for illustrative purposes of plot 8. These details are intended to give a general indication of the development and house types and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn property Group accept the liability whatsoever for any misrepresentation either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and flooring is not included. Computer generated images for illustrative purposes only. Please note that the video tour is for plot 11 (the show home) and not for plot 9, to give an example of the Acorn Build Specification.





GROUND FLOOR

<b>Kitchen/Dining/Living</b>	10.3m x 3.6m	33' 10" x 11' 10"
<b>Snug</b>	3.5m x 3.5m	11' 6" x 11' 6"



FIRST FLOOR

<b>Bedroom 1</b>	4.8m x 3.3m	15' 9" x 10' 10"
<b>Bedroom 2</b>	3.5m x 3.4m	11' 6" x 11' 2"
<b>Bedroom 3</b>	3.5m x 2.8m	11' 6" x 9' 2"
<b>Bedroom 4</b>	3.5m x 3.4m	11' 6" x 11' 2"

Key  
 BS Bike store  
 ASHP Air source heat pump

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