





📍 8 Vicarage Lane, Upavon, Pewsey, SN9 6AA

🏠 £425,000

A beautifully finished and fully modernised three bedroom semi-detached home with driveway, garage, separate studio and stunning gardens.

- Three Bedroom Semi-Detached Home
- Incredible Finish Throughout
- Fully Modernised
- Fully Insulated Workshop/Annexe in Garden
- Impressive Pagoda and Patio Seating & BBQ Area
- Gravel Driveway and Garage
- Walking Distance to Village
- Beautiful Surrounding Countryside Walks
- No Chain

🏡 Freehold

🏠 EPC Rating D





8 Vicarage Lane in Upavon is a beautifully modernized three-bedroom semi-detached home, thoughtfully designed to offer style, comfort, and practicality. Built around 1970, this charming property sits on a 0.12-acre plot and includes 1,266 square feet of living space, encompassing a single garage and outdoor amenities. With driveway parking for several cars and an elevated position that offers views towards Salisbury Plain from the garden, this home combines convenience with picturesque surroundings.

The property has been meticulously updated both inside and out. The exterior features attractive cladding, while the landscaped gardens include a lush lawn, established flower beds, and shrubs that enhance the natural beauty of the space. A stunning patio area with a covered pagoda creates the perfect setting for summer barbecues and outdoor entertaining. A standout feature of the property is the fully insulated summer house, which doubles as an annexe and office, providing flexible living or working space. Attached is a practical shed, ideal for storage.

Upon entering the main house, you are greeted by a welcoming hallway leading to a spacious sitting room, where a striking feature fireplace adds warmth and character. The adjoining dining room is perfect for family meals and entertaining guests. The modern, fully fitted kitchen enjoys garden views and offers ample space for cooking and storage. A separate utility room with built-in cupboards adds further practicality to the home.

Upstairs, the property offers three comfortable bedrooms, each thoughtfully designed to maximize space and light. A well-appointed family bathroom completes the upper level, providing all the necessary amenities for a modern family.

Overall, 8 Vicarage Lane is a stylishly finished home that seamlessly blends modern living with charming features. Its versatile outdoor spaces and elevated position make it ideal for those seeking both comfort and a connection to nature. An exceptional home.



#### Location

This wonderfully positioned home occupies a tucked away position up a 'no through' lane that is just a short stroll from the centre of the village. Upavon is a vibrant community to the south of the Vale of Pewsey and on the northern edge of Salisbury Plain. With the River Avon running through the village, fantastic local walks, it's a must-visit village in this part of the world. Location Upavon is a popular village situated approx. 4 miles south of Pewsey (which has a mainline railway with direct trains up to London) and 11 miles north of the attractive market town of Marlborough. The village has a thriving village shop, two pubs, doctor's surgery, and a golf course.

#### Property Information

Council Tax: Band C

EPC Rating: D

Services: Mains water, drainage and electricity are all connected.

Electric heating.

In a Conservation Area.



# Vicarage Lane, Upavon, Pewsey, SN9

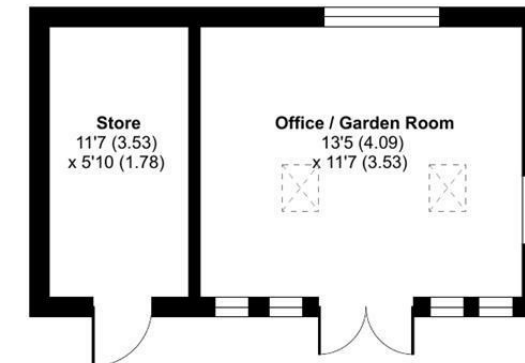
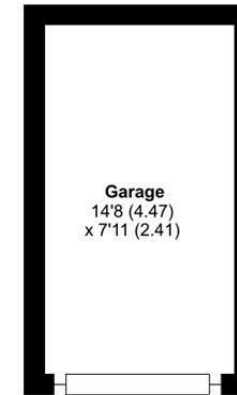
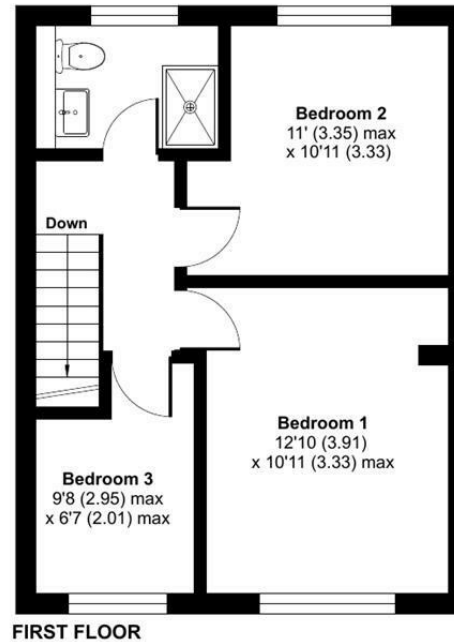
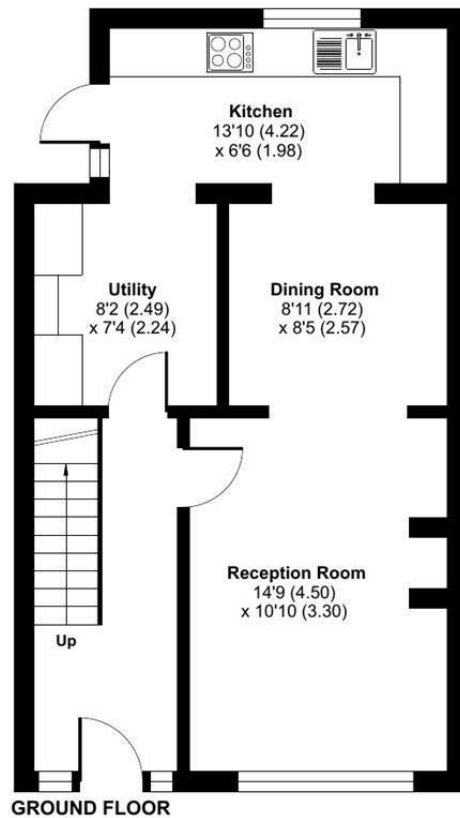
Approximate Area = 930 sq ft / 86.3 sq m

Garage = 117 sq ft / 10.8 sq m

Outbuildings = 219 sq ft / 20.3 sq m

Total = 1266 sq ft / 117.4 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: 1176285

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