



📍 2 Manor Close, Urchfont, Devizes, Wiltshire, SN10 4RE

🏠 Guide Price £495,000

An immaculately presented and very stylish 4 bedroom chalet style home, located in the prized Wiltshire village of Urchfont.

- Fabulous Extended Home
- Vaulted Kitchen/Breakfast Room
- Stylish Bathroom & Shower Room
- Flexible & Spacious Layout (1510sqft)
- Either 4/3 Double Bedrooms
- With 2/3 Reception Rooms
- Beautifully Presented Interior
- Private West Facing Garden
- Driveway Parking For 2 Vehicles
- Highly Sought After Village

🏡 Freehold

🏠 EPC Rating C



A surprisingly spacious and beautifully extended chalet home (in excess of 1500sqft) located in an established cul de sac within the quintessential English village of Urchfont. Offered with no onward chain.

The lobby with floor tiles and under floor heating leads into a good sized hallway with bamboo flooring. This warm flooring continues into the open plan snug/dining area and the dual aspect sitting room (some rooms have carpet overlaid on the bamboo flooring now), with the sitting room featuring a raised log burning stove and a handmade oak corner unit. A stylish 15ft vaulted kitchen/breakfast room with large polished granite floor tiles, granite worktops and upstands, has a range of 'Neff' integrated appliances to include a 4 ring induction hob, double oven and grill and fridge/freezer, with double patio doors leading out to the garden. Also on the ground floor is the main bedroom, a contemporary shower room with a 'Matki' rain shower and polished granite tiles. An adaptable fourth bedroom could be used as an extra reception room depending on your requirements. The first floor landing would make a good study area. There are two double bedrooms with ample eaves storage an upgraded bathroom. The plantation shutters on the windows are all included.

Outside, a block paved driveway provides 2 parking spaces. There is a charming low maintenance front garden with a pergola and roses, crab apple and pear trees, whilst the very private rear garden has seating area, a raised pond, climbing clematis round a further pergola and established shrubs and trees.

Situation

Urchfont has a good range of facilities for a village of its size including a Community Shop, vibrant Village Hall, thriving Primary School and Church together with doctors' (part time) and dentists' (full time) surgeries. Bus services connect the village to adjoining communities and Urchfont has a community bus which travels into Devizes daily and makes trips further afield to towns up to 80 miles away. There are 2 village Greens and a duck pond. On the first weekend in May there is a 3 day scarecrow festival which attracts many thousands of visitors and raises about £20,000 p.a for mainly local causes. Dauntsey's and Market Lavington Secondary School are 2 popular schools that can found in the nearby villages. Mainline railway stations are located closeby at Pewsey and Westbury.

Property Information

Council Tax: Band E.

EPC Rating: EER- C / EIR-D.

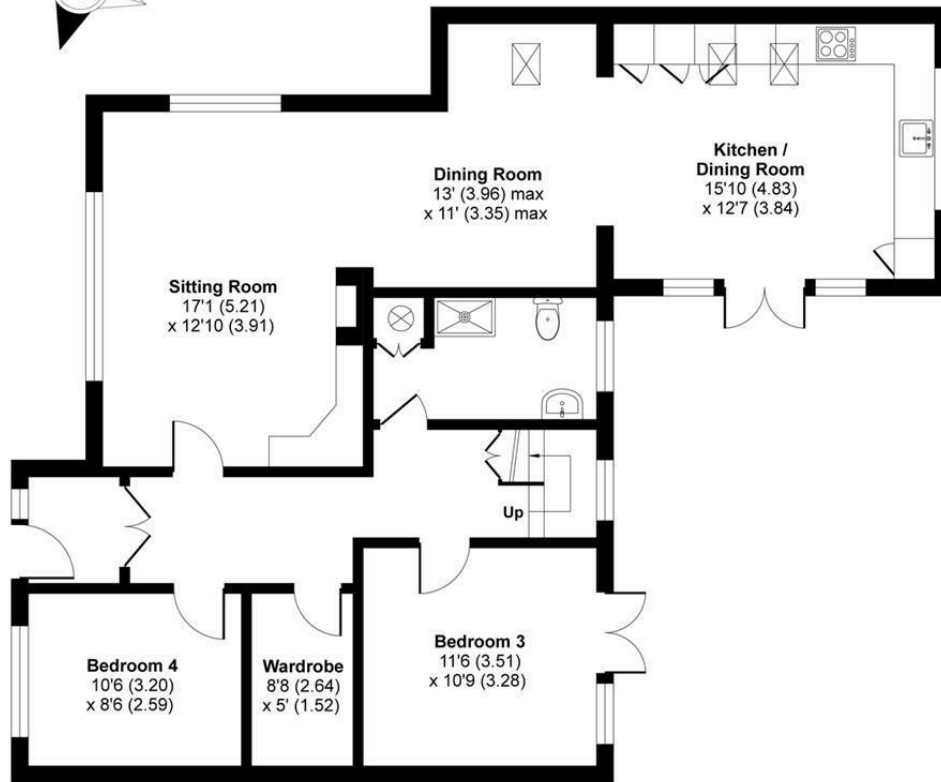
Services: Oil Heating, mains water, electricity & drainage. Underfloor heating to porch, bathroom and shower room.



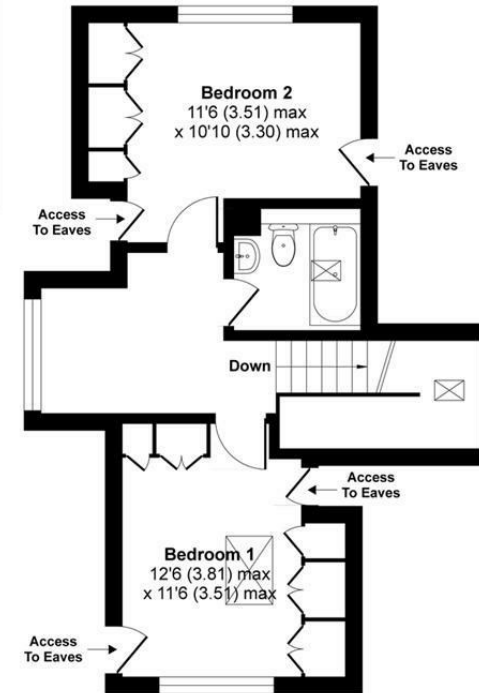
Manor Close, Urchfont, Devizes, SN10

Approximate Area = 1510 sq ft / 140.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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