



📍 Myrtle House, Urchfont, Wiltshire, SN10 4QU

🏠 Guide Price £975,000

A luxurious 4 bedroom detached home with an EPC 'A' rating, set in one of Wiltshire's most prestigious villages with wonderful rural views and a double garage.

- A Magnificent 4 Double Bedroom Home
- Large Garden with Paddock Area
- Double Garage and Private Parking for 4-6 Cars
- High Quality Specification
- Fabulous Countryside Views To The Rear
- Impressive Open Plan Kitchen/Dining/Living Room
- Superb Vaulted Hallway With Gallery Landing
- Ultra Energy Efficient with EPC 'A' Rating
- Award Winning Village On The Edge Of The Pewsey Vale

🏡 Freehold

🏠 EPC Rating A



OFFERS INVITED

Myrtle House is an outstanding brand-new high specification 4 bedroom detached family home with a large garden and paddock area within the prized village of Urchfont.

This beautifully designed family home has 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 fantastic open plan kitchen/dining/living area with Rational sliding doors to the garden. 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 and separate freezer and an induction hob with recirculating hood. There is also a separate utility room with a door to the garden. On the first floor, set off the stunning landing are 4 double bedrooms, 2 with en suite shower rooms, and a lovely 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 4-6 cars to the front plus a double garage. A paved patio opens on to a large private rear garden with the added benefit of an additional paddock area with wonderful countryside views beyond.

Finished to a high-quality standard throughout and with energy efficiency in mind, this property has 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 and radiators on the first floor, solar thermal storage for hot water and infrastructure ready for electric car charging points.

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.

Agents Notes

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. Please note that the internal photographs are for the show home (plot 11) but it is the same house type, the same layout and quality as plot 10. Fitted wardrobes and flooring is not included. There is a maintenance charge for the development.

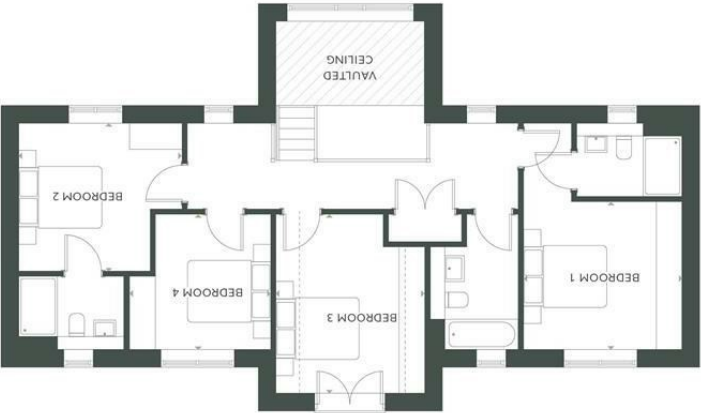


Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise 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.



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

GROUND FLOOR



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

FIRST FLOOR

Key
ASHP
Air source heat pump

Restricted head height