





📍 12 Hazel Grove, Urchfont, Wiltshire, SN10 4RG

🏠 Guide Price £895,000

An exceptional single-storey contemporary detached home, beautifully situated in the highly desirable village of Urchfont, boasting stunning countryside views to the rear. This bespoke property is ready to move into and showcases a high-quality finish throughout, with a luxurious specification and an energy-efficient design.

- 3/4 Bedrooms
- Detached, Single Storey Home
- Flooring Included
- 3x Allocated Car Port Spaces
- Fantastic Rural Views To The Rear
- Open Plan Vaulted Kitchen/Living Room
- 2 En Suite's + Family Bathroom
- Air Source Heat Pump & Solar Panels
- EPC Rated 'A'
- READY TO MOVE INTO

🏡 Freehold

🏠 EPC Rating A





JOIN US ON SATURDAY 3RD MAY BETWEEN 10:30 - 3:30 PM FOR THE URCHFONT SCARECROW FESTIVAL OPEN DAY.

Primrose Barn boasts a spacious open plan kitchen/dining/living room with vaulted ceilings and Rational sliding doors leading to the rotavated garden, capturing the wonderful rural views. The superb contemporary German fitted kitchen has Caesarstone worktops, a large island, a range of integrated 'Bosch' appliances and an induction hob. A practical utility room offers an additional side entrance and is fitted with a range of wall and base units, along with a sink. Separated from the main residing area, there are three double bedrooms (2 with en-suite showers) and a separate family bathroom serving the third double bedroom. There is a versatile living room/snug which could be used as a 4th bedroom/office if preferred.

Outside, there is a fully enclosed rear garden (this home is offered with a financial incentive for the landscaping of the garden) with wonderful views overlooking the open countryside. To the front of the property is a car port with three allocated parking spaces.

Finished to a high-quality standard throughout and with energy efficiency in mind, this exclusive development of 3 and 4 bedroom homes 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, solar thermal storage for hot water and infrastructure ready for electric car charging points.

#### **Situation**

'Hazel Green' is perfectly nestled on the edge of Urchfont, the village that won the 'Best Kept Village' Competition in 2023. 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). The other major centres of Chippenham, Marlborough, Bath, Salisbury and Swindon 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 underfloor heating.

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.

#### **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. Flooring is included and Acorn will give a financial incentive towards the landscaping.





<b>Kitchen/Dining/Living</b>	9.1m x 5.4m	29' 10" x 17' 9"
<b>Bedroom 1</b>	3.9m x 3.9m	12' 9" x 12' 9"
<b>Bedroom 2</b>	3.9m x 2.9m	12' 9" x 9' 6"
<b>Bedroom 3</b>	3.2m x 3.1m	10' 6" x 10' 2"
<b>Snug/Bedroom 4</b>	3.8m x 3.7m	12' 6" x 12' 2"

<b>Key</b>	
BS	Bike store
ASHP	Air source heat pump
RL	Roof light
ST	Sun tube

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.