





📍 Mallards Rise The Green, Urchfont, SN10 4QU

🏠 Guide Price £599,950

A beautifully positioned detached family home with a generous garden, set in an elevated position just off the centre of this thriving village.

- Located In A Highly Desirable Wiltshire Village
- Well Presented Detached Family Home
- 4 Good Sized Bedrooms
- 19ft Dual Aspect Sitting Room
- Stylish 21ft Refitted Kitchen/Diner
- Large Private Gardens
- In All About 0.24 Acre
- Double Garage & Ample Parking
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E





A wonderfully proportioned and well presented 1970s detached family home, with a stylish refitted kitchen and modern bathroom, set in an enviable position between The Green and the Duck Pond in this highly regarded quintessential English village.

This mature property is set in a slightly elevated position and enjoys a commanding plot of nearly 1/4 an acre. There is ample driveway parking as well as an attached double garage with light, power and an interconnecting door back to the useful utility room. There is great scope to extend the house further if one so required (subject the usual consents), as the neighbouring home has done so themselves.

Internally, a light entrance hall with downstairs cloakroom, opens off to a 19'10" dual aspect sitting room with sliding patio doors. The impressive refitted kitchen has been opened up into the dining room making a more family orientated welcoming space. It features quartz worktops, an island/breakfast bar, and an integral double oven and 4 ring hob. On the first floor, there are four good bedrooms, with three benefitting from fitted wardrobes/cupboards. A smart refitted family bathroom completes the layout.

The rear garden is a notable feature of this home and is south facing, wonderfully private and extensive. with a patio sun terrace having steps up to a long lawn with mature trees.

#### **Situation**

Urchfont is the quintessential English village, renowned for its charming central duck pond, stunning village Green and fine period properties; picturesque and with a thriving community, it is situated in the famous Pewsey Vale surrounded by rolling downland and unspoilt open countryside. There is a successful community shop/post office to meet the demands and needs of residents and the Urchfont Church of England Primary School was recently awarded Good status by Ofsted. For Secondary schooling, Urchfont lies in the catchment area of nearby Market Lavington. There is a very popular village public house, The Lamb. There is also a village hall that hosts an incredible number of social clubs and societies. For sports enthusiasts the village boasts a Badminton Club, Football and Tennis Clubs, and a Cricket Club. There is also an annual scarecrow festival (Urchfont was the first village in Wiltshire to start one up).

Communications are good: The Urchfont Community Bus provides a scheduled bus service from the village to Devizes, Bath, Swindon and Salisbury. Nearby Pewsey has a mainline railway station (Paddington about one hour) and the major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius. Direct links to the M3 and M4 are close by.

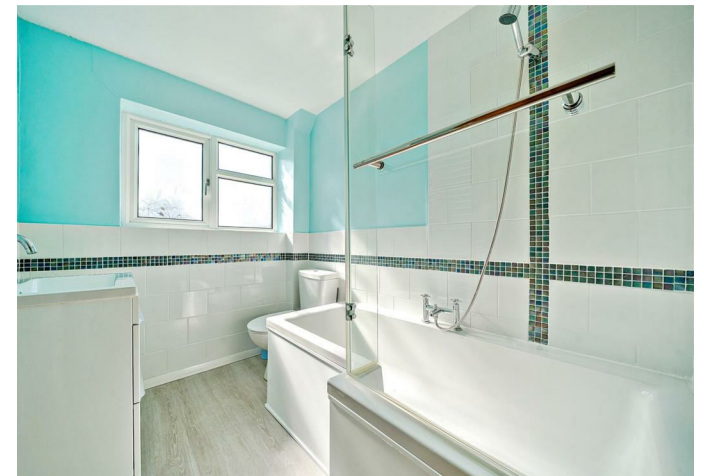
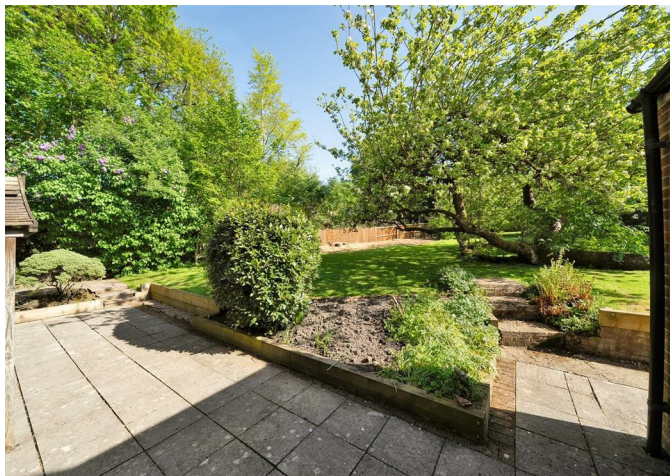
#### **Property Information**

Council Tax Band: E

Services: Mains drainage, electricity and water. Oil fired central heating.

In a Conservation Area

EPC: E





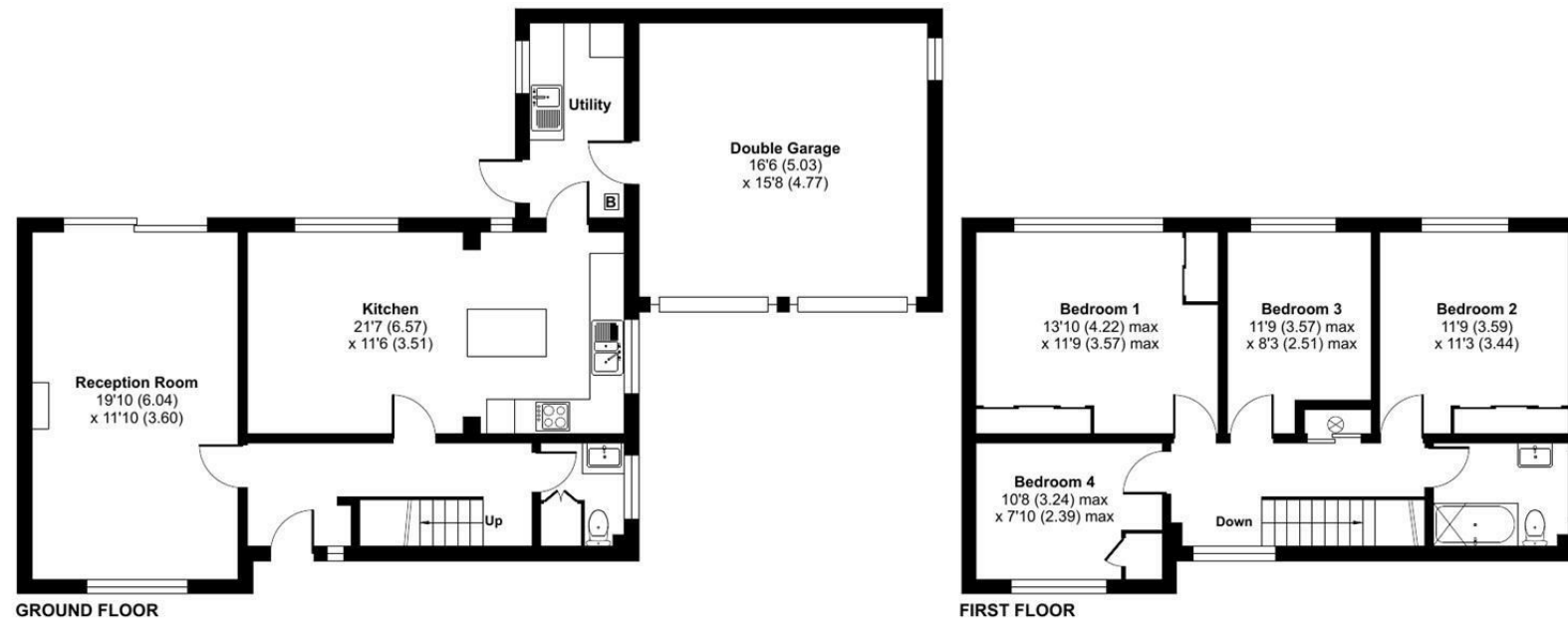
## The Green, Urchfont, Devizes, SN10

Approximate Area = 1321 sq ft / 122.7 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 1579 sq ft / 146.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1285457

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