



📍 14 Broomcroft Road, Pewsey, Wiltshire, SN9 5AS

💷 £355,000

Attractive modern 3 bedroom family home within easy reach of Pewsey's shops & mainline train station.

- Detached Family Home
- Three Bedrooms
- Finished to a high standard
- Double Glazed
- Garage & Garden
- Oil Fired Central Heating
- Modernised Internally
- Walking Distance to Train Station and Shops
- Quiet Location
- NO CHAIN

🏡 Freehold

📊 EPC Rating D



Tucked away in a quiet residential area, 14 Broomcroft Road is a smartly presented three-bedroom home offering a well-balanced layout, a beautifully maintained garden, and the added benefits of a garage, off-road parking, and a side shed for extra storage. Tastefully improved by the current owners, the property is ideal for first-time buyers, downsizers or young families looking for a comfortable and practical home.

The ground floor offers a welcoming entrance hall leading to a spacious, dual-aspect living room at the front of the house — a bright and versatile space for everyday living. To the rear, the kitchen and dining area have been thoughtfully opened up and updated, creating a sociable and functional layout with French doors opening directly onto the garden. A cloakroom with WC is also located on the ground floor.

Upstairs, there are three bedrooms, including two comfortable doubles and a third that would make an ideal nursery, study or single bedroom. A well-fitted family bathroom serves all three.

Outside, the rear garden is fully enclosed and mainly laid to lawn, with well-tended flower beds, established shrubs and a patio area ideal for outdoor dining. A timber shed sits to the side of the house, providing additional storage. At the end of the garden, there is a garage with off-road parking in front, accessible via a rear lane.

Recent improvements include an upgraded kitchen and full internal redecoration, resulting in a well-maintained, low-maintenance home ready for immediate occupation.

Pewsey itself offers a range of everyday amenities and a mainline station with direct services to London Paddington, all within easy reach.

This is a delightful home in a peaceful setting and offered with NO CHAIN — early viewing is highly recommended.

Property Information

Tenure: Freehold
Local Authority: Wiltshire Council
Mains services connected with Oil Central Heating
Council Tax Band: D
EPC Rating: D

Location

Pewsey is a charming and vibrant village nestled in the heart of the Vale of Pewsey, an Area of Outstanding Natural Beauty in Wiltshire. Surrounded by beautiful countryside and rolling chalk downs, Pewsey offers the perfect blend of rural tranquility and practical convenience.

The village is ideally located approximately 6 miles south of Marlborough, 20 miles west of Newbury, and around 25 miles east of the historic city of Salisbury. Swindon lies about 22 miles to the north, and the cathedral city of Winchester is roughly 30 miles to the southeast. For those needing to commute, Pewsey benefits from its own mainline railway station, offering direct services to London Paddington in just over an hour, making it a popular choice for commuters seeking a countryside lifestyle.

Pewsey boasts a strong sense of community and a good range of amenities for everyday needs. Within the village, you'll find a Co-op supermarket, a selection of independent shops, pubs, cafes, and a doctor's surgery. There is also a leisure centre with a swimming pool, gym, and sports facilities, as well as a library and community hall.

Families are well-served by local schools, including Pewsey Primary School and Pewsey Vale Secondary School. The wider area offers a variety of excellent state and independent schools, particularly in nearby Marlborough and surrounding towns.

Pewsey also hosts an annual carnival – one of the oldest in Wiltshire – which reflects its rich heritage and vibrant village spirit. With its enviable location, strong community, and range of facilities, Pewsey offers a welcoming and well-connected base in the heart of rural Wiltshire.



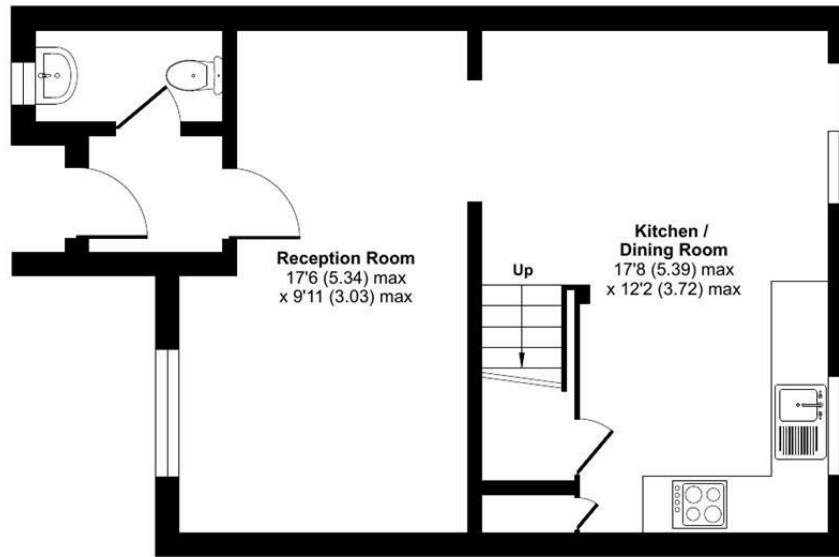
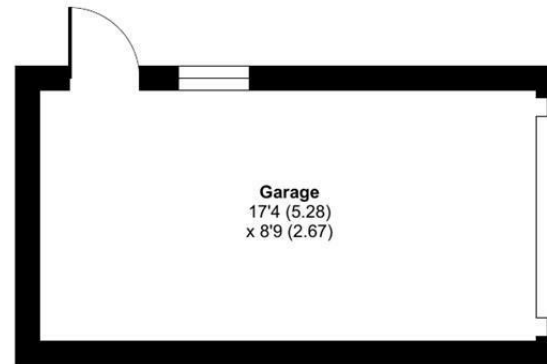
Broomcroft Road, Pewsey, SN9

Approximate Area = 824 sq ft / 76.5 sq m

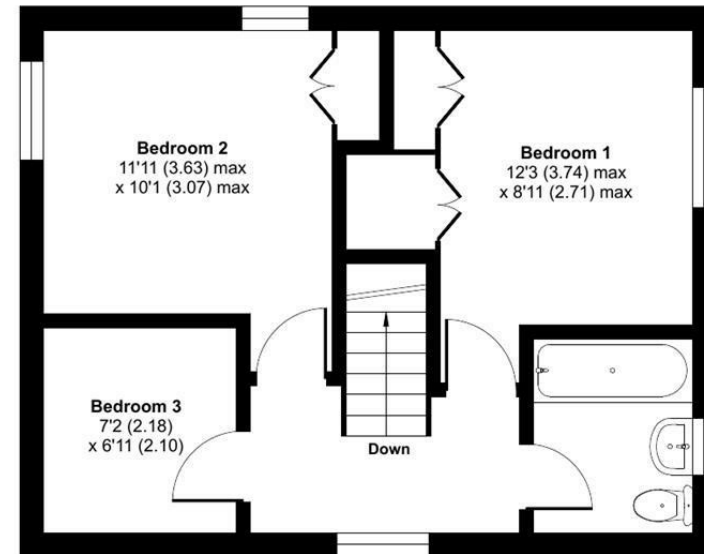
Garage = 152 sq ft / 14.1 sq m

Total = 976 sq ft / 90.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1329730

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