





📍 11 Hazel Grove, Urchfont, Devizes, SN10 4RG

🏠 Guide Price £895,000

Set in the quintessential English village of Urchfont, this detached home has enviable countryside views. This EPC 'A' rated property is finished to a high-quality standard with a luxurious specification and energy efficient design.

- Stamp Duty Incentive - T&C's Apply
- Juniper House Is A Magnificent 4 Double Bedroom Home
- Fabulous Countryside Views To The Rear
- Impressive Open Plan Kitchen/Dining/Living Room
- 2 Additional Reception Rooms
- Luxurious Bathroom & 2 En Suites
- Open Fronted Double Carport + Driveway Parking For 2 Cars
- High Quality Specification & Build
- EPC 'A' Rated - Solar Panels and Air Source Heat Pump
- Flooring Included Throughout

🏡 Freehold

🏠 EPC Rating A





Save £000s on Stamp Duty\*. Acorn are offering to pay the full Stamp Duty on homes reserved and completed by the end of March 2026\*. This could be your opportunity to have a very special new year!

'Juniper House' is an outstanding brand new high specification 4 bedroom detached family home situated in Urchfont offered with no onward chain and flooring included.

This beautifully designed family home with 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 simply breath-taking open plan kitchen/dining/living room. 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 freezer and induction hob with recirculating hood. There is also a separate utility with door leading to the garden. On the first floor, set off the stunning landing are 4 double bedrooms, 2 en suite shower rooms, and the luxurious 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 2 cars to the front plus a single open fronted carport opposite. A paved patio opens on to a private rear garden with wonderful countryside views beyond.

Finished to a high-quality standard throughout and with energy efficiency in mind, this exclusive home 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, solar thermal storage for hot water and infrastructure ready for electric car charging points. All flooring is included.

#### 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.

#### Property Information

Services: Mains water, drainage and electricity are all connected. Heating is via the Worcester Bosch Air Source Heat Pump with under floor heating to ground floor and radiators on first floor. PV Panels to all homes. Smart heating controls. EPC Rating 'A.' 10 Year ICW Structural Warranty. Bat & Bird Boxes installed.

#### Agents Note

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. The development name may not be the final postal address. There is a maintenance charge for the development. Acorn are offering to pay the full Stamp Duty on homes reserved and completed by the end of March 2026. The offer is available on main residence purchases only and is not available on: Second homes, Buy-to-let purchases, Investment purchases. The Stamp Duty contribution will cover the full Stamp Duty Land Tax (SDLT) payable at the prevailing rate for the qualifying purchase, based on the purchase price agreed at reservation. The contribution will be made as a financial allowance on completion and will not be paid directly to the purchaser prior to completion. The offer is non-transferable, has no cash alternative, and cannot be used in conjunction with any other incentive or promotion unless expressly agreed in writing by Acorn Property Group. If the purchase does not complete by 31 March 2026 for any reason, the offer will no longer apply, regardless of reservation date. Acorn Property Group reserves the right to: - Withdraw or amend the offer at any time prior to



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Key  
BS  
Air source heat pump  
Bike store  
Restricted head height

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

