



Little Beeches
Upavon, Wiltshire



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An immaculate family house
with wonderful rural views.

Entrance hall | Dining/sitting room | Kitchen/family room | Study/snug | Utility room | Cloakroom

Principal bedroom with en suite shower room | Guest bedroom with en suite shower room
Two further bedrooms | Family bathroom with a shower

Attractive garden with terrace and shed | Large garage and parking

Pewsey 5 miles (London Paddington 65 minutes), Devizes 10 miles, Marlborough 11 miles,
Great Bedwyn (London Paddington 65 minutes), Salisbury 17 miles,
Andover 17 miles (London Waterloo 70 minutes), M4 Junction 22 miles
(All distances and times are approximate)



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Situation

Little Beeches is an impressive home on the edge of Upavon, a pretty village in the heart of the Pewsey Vale.

Upavon has excellent facilities, including two pubs, a shop/post office, a village hall, hairdressers, bus routes, churches and a golf club. There is also a doctor's surgery with a dispensing pharmacy.

More extensive facilities are available in the market towns of Marlborough and Devizes. The historic cities of Bath and Salisbury are within easy reach, as are the larger commercial centres of Swindon, Andover and Newbury.

The property is well placed for many state and independent schools, including St Francis, Dauntseys and Marlborough College.

For Sale Freehold

Little Beeches is situated on a plot of approximately 1/4 of an acre and is believed to date back to the 1930s. The house was substantially rebuilt and fully modernised in 2015. The versatile accommodation is beautifully presented with light, well-proportioned rooms, including a fantastic kitchen/family room with an island, wood-burning stove and two sets of bi-fold doors.

A spacious hall leads into a dining/sitting room with a wood-burning stove, shutters and window seat. There is a study/snug which overlooks the rear garden.

The principal and guest bedrooms are fully carpeted, with built in wardrobes, and have shower rooms. The principal bedroom has excellent built-in storage.

There are two further fully carpeted bedrooms, again with fitted wardrobes, and a family bathroom, with separate bath and shower.

The property is approached via a pair of electric gates leading to a gravel drive and a large garage with an electric door. There are lovely south-facing views at the front of the house.





The attractive rear garden is laid to lawn with various shrubs and raised beds. Two sets of bi-fold doors lead to a wonderful, sheltered terrace, with a large remote-controlled electric awning, ideal for outdoor entertaining.

Accommodation

See floor plans.

Services

Mains water, drainage and electricity. Air source heat pump providing underfloor heating over both ground and first floors.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Wiltshire Council. Tel: 01380 734733.

Council Tax

Band G

EPC Rating

Band C

Directions (SN9 6ED)

From Pewsey head towards Salisbury. Proceed into Upavon passing the village shop and follow signs for A342 Devizes. Proceed out of the village on the Devizes Road and Little Beeches will be found on the right hand side.

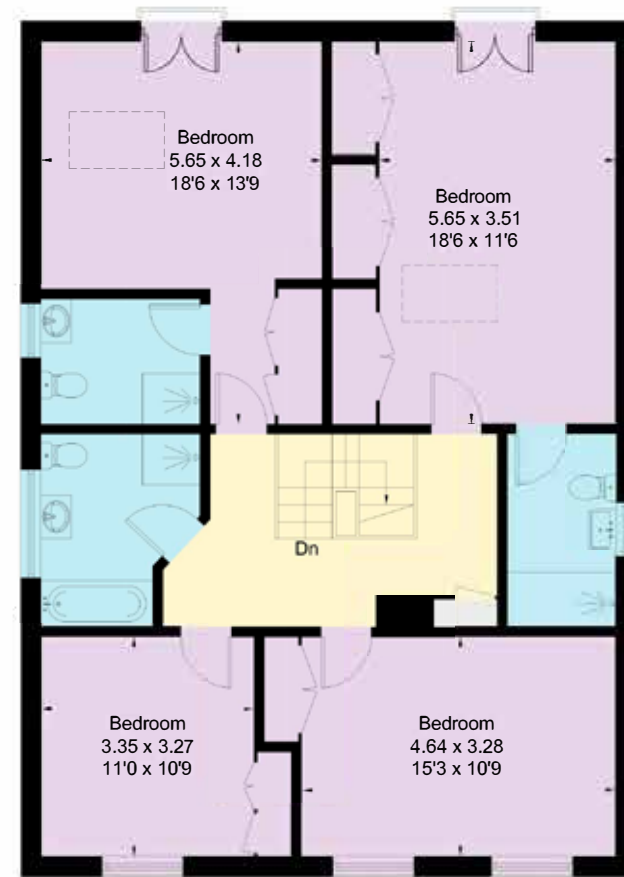
Viewing

Viewing by prior appointment only with the agents.



Approximate Floor Area = 258.7 sq m / 2785 sq ft (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

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