



5 ASTON CLOSE  
PEWSEY

**BREARLEY & RICH**  
ESTATE AGENTS

## **5 Aston Close, Pewsey, Wiltshire, SN9 5EQ**

*Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.*

**A spacious well presented modern end of terrace property within this much loved and well-served village. The property is located next door to the village library and just a few minutes walk from the High Street, Secondary school and BR station.**

\* Hall \* Sitting room \* Cloakroom \* Kitchen/breakfast room \* Three bedrooms \* Family bathroom \* Generous front and rear gardens \*  
\* Double glazed \* Smart technology electric radiator heating \*



### **PEWSEY**

Pewsey is a large village that is well-served by a range of local shops and amenities as well as Pewsey Vale Secondary and St. Francis Prep School. The village has the advantage of a railway station with a service to London Paddington in just over an hour. The market towns of Marlborough, Hungerford and Devizes are close by whilst the larger centres of Salisbury, Andover Newbury and Swindon are within easy reach. The M4 motorway lies to the North with the A303 (M3) to the South. The surrounding countryside in the Vale of Pewsey, which has its own White Horse, is designated as an area of outstanding natural beauty and still contains many unspoiled traditional Wiltshire villages. The Kennet and Avon canal runs close by.



### **THE PROPERTY**

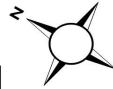
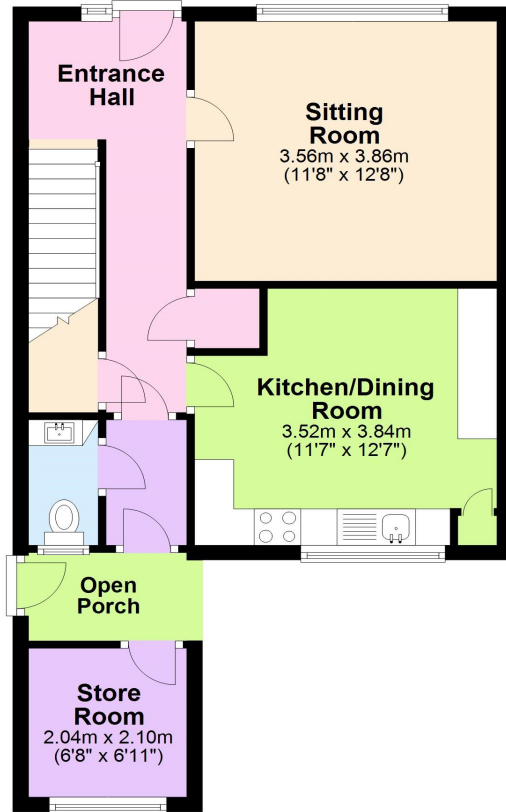
The front door opens into a hall, with stairs straight ahead to the first floor and a door to the left that leads into the sitting room. The good size sitting room has a double glazed window to front. The kitchen/breakfast room over looks the rear garden and has matching light wood style wall and base units. A rear lobby, with a cloakroom, leads to the rear garden and a store room. On the first floor there are two double bedrooms, a single bedroom and finally a stylish modern white bathroom suite.

### **OUTSIDE**

The south west facing rear garden is a generous size and is laid to lawn and enclosed by panel fencing mature hedging and brick wall. The garden offers a high degree of privacy and backs onto a small playground. The store room roof has recently been renewed. The front garden is open plan and laid to lawn. There is side access to the rear garden.

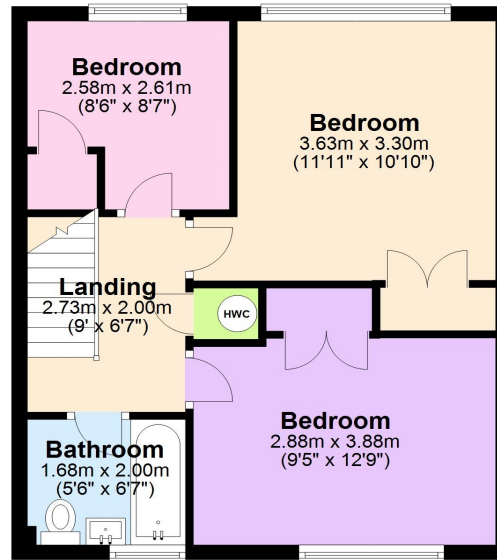
### Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.

**5 Aston Close, Pewsey**

**01672 514820**

www.brearleyandrich.co.uk  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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