



CHAPEL HOUSE,  
PEWSEY ROAD, RUSHALL

**BREARLEY & RICH**  
ESTATE AGENTS



## **Chapel House, Pewsey Road, Rushall, Pewsey, Wiltshire, SN9 6EN**

Pewsey 4 miles, Marlborough 11 miles, Devizes 10 miles, A303, Amesbury junction 10 miles.  
Rail link to London Paddington or West from Pewsey.

A three bedroom detached and unlisted house with south facing gardens, parking and detached oak framed garage. The property offers character accommodation with modern conveniences in the popular and active village of Rushall.

**\* Sitting room \* Breakfast/dining room with study area\* Kitchen \* Large landing \*  
\* 3 bedrooms \* Shower room \* Utility room \* Cloakroom \* Rear lobby with pantry \* Attached workshop/store \*  
\* South facing garden \* Large detached oak framed garage with first floor area \* Parking \***



### **RUSHALL**

Rushall is a popular and active village in the heart of the Pewsey Vale. It has an excellent community centre and village hall, a local primary school and a pretty church.

The village is a short distance from Pewsey, which offers a mainline station to London Paddington, local shopping including a supermarket and independent shops, a leisure centre together with a doctors and dentists. The larger shopping centres of Marlborough, Devizes and Salisbury are all within easy reach. There are local pubs at Bottlesford and East Chisenbury. The surrounding countryside is part of the Wessex Area of Outstanding Natural Beauty and there are plenty of opportunities for exploring the Pewsey Vale, the Marlborough Downs and the Kennet and Avon canal. The area is renowned for its excellent schooling, both in the private and state sectors. Schools in the area include Marlborough College, St Mary's Calne, Dautneys, Godolphin, Farleigh and St Francis as well as boys and girls grammar schools in Salisbury. Local state secondary schools include; Lavington School, Pewsey, and Devizes Academy.





### **THE PROPERTY**

Chapel House is a detached thatched house of great character which has been updated with modern convenience in mind. The property is not Listed and benefits from spacious reception rooms and light accommodation throughout. The front door opens in to a small lobby with the sitting room to one side and the dining room to the other. The sitting room is complete with wood burning stove and is double aspect. The dining room has a feature fireplace and is open plan to the kitchen providing a light entertaining space. The kitchen itself has a range of fitted appliances and access to a useful rear lobby with a pantry and a large storage cupboard where there is currently a freestanding fridge/freezer. To the other side of the kitchen there is a utility room and cloakroom. Stairs from the sitting room lead up to a large landing with space for a desk. The main bedroom is double aspect with a lovely view over the garden and a feature fireplace. There are two further bedrooms and a modern shower room.

### **OUTSIDE**

To one side of the house there is a driveway leading through double gates in to a large gravel parking and turning area in front of the oak framed garage. The garage has a side pedestrian door and a mezzanine/first floor storage area. To the other side of the house there is a path and gate giving separate access in to the garden and to an excellent attached store/workshop. There is a private south facing seating area directly outside the house. A gate leads in to the main garden which is beautifully tended and where there is a pond and a good sized lawn with fruit tree, shrub borders and a greenhouse.

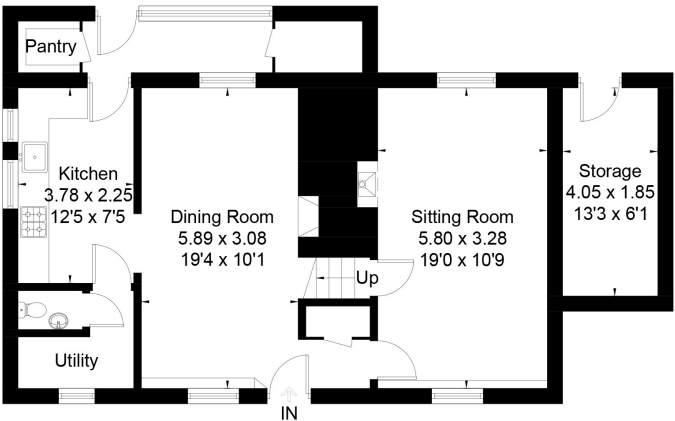
### **SERVICES**

Mains water, electricity and drainage. Oil fired central heating. Council Tax band E.

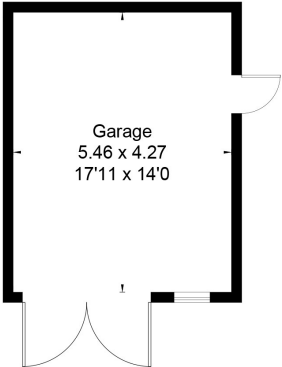
Approximate Floor Area = 129.4 sq m / 1393 sq ft  
Outbuildings = 30.7 sq m / 330 sq ft  
Total = 160.1 sq m / 1723 sq ft



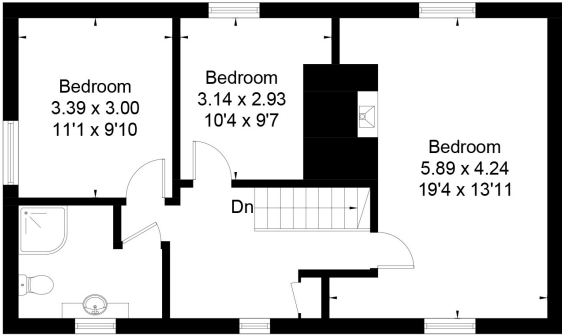
= Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual  
Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90222

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 73 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**01672 514820**  
[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH

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