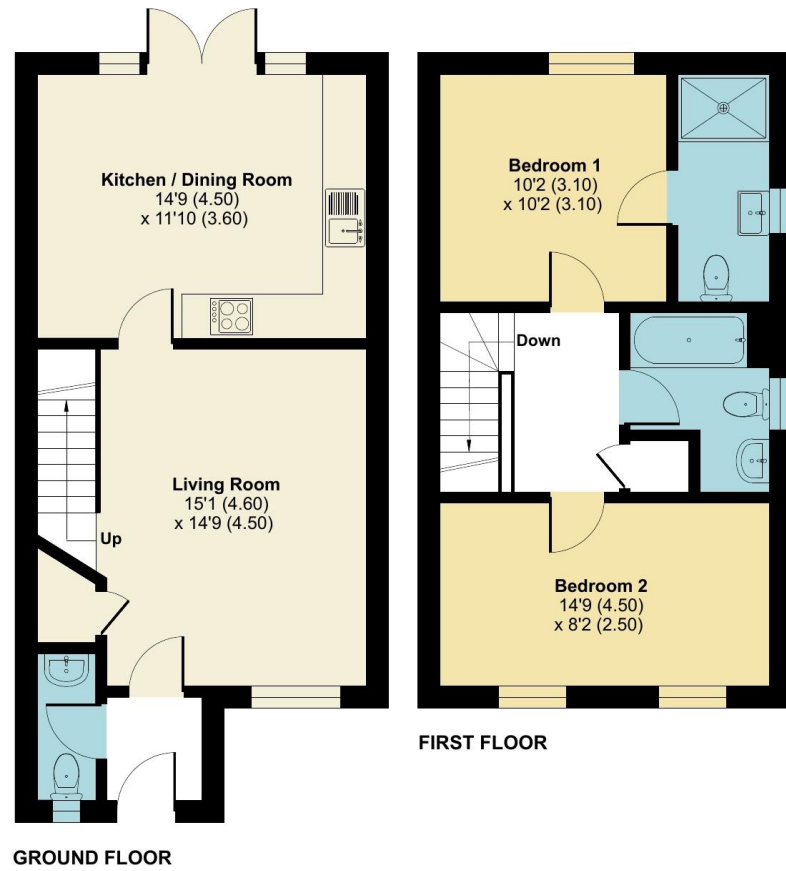




Old Hospital Road, Pewsey, SN9

Approximate Area = 846 sq ft / 78.5 sq m
For identification only - Not to scale

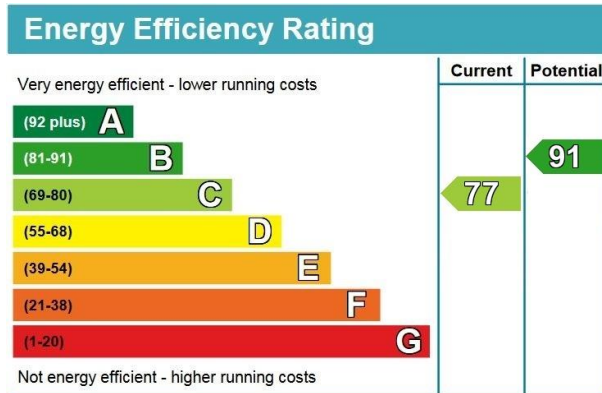


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1100324



Old Hospital Road, Pewsey

Guide Price £325,000 Freehold



- Hallway
- Living Room
- Master Bedroom Suite
- Bathroom
- Attractive Garden

- Cloakroom
- Kitchen/Dining Room
- Bedroom 2
- Driveway Parking
- No Onward Chain

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION:

Built in 2021 by local builders, this semi-detached house occupies a delightful location backing on to a tributary of the Kennet & Avon canal and within walking distance of the railway station. The well presented accommodation comprises hallway, cloakroom, living room, kitchen/dining room, master bedroom with ensuite shower room, a second double bedroom and a bathroom. Outside there is driveway parking to the front with gated access to an attractive garden enjoying a pleasant outlook to the rear.

LOCATION:

Pewsey offers excellent local amenities including a supermarket, pharmacy, doctor's surgery, sports centre, tennis club and several pubs. The historic market towns of Marlborough, Devizes and Hungerford are close by, whilst the larger centres of Salisbury, Andover, Newbury and Swindon are within easy travelling distance. There are excellent local schools in the area with St. John's Academy, Marlborough College, Dauntsey's and St. Francis Prep all nearby. It is in an Area of Outstanding Natural Beauty situated close to the Kennet & Avon canal, and has been developed as a popular heritage tourism destination for boating, canoeing, fishing, walking and cycling. There are direct train services to London Paddington and the South West from Pewsey Station.

ACCOMMODATION:

Front door into:

HALLWAY:

Door to living room, oak flooring and door to:

CLOAKROOM:

Window to front. WC, vanity with wash hand basin and heated towel rail.

LIVING ROOM:

Window to front. Stairs to first floor, storage cupboard, oak flooring and door to:

KITCHEN/DINING ROOM:

French doors to rear garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer. Oak flooring and dining area with space for table and chairs.

FIRST FLOOR LANDING:

Loft access, linen cupboard and doors to:

MASTER BEDROOM:

Window to rear and door to:

ENSUITE SHOWER ROOM:

Window to side. Double shower cubicle with rainfall shower, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2:

Windows to front.

BATHROOM:

Window to side. Panelled bath with hand held shower attachment, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of lawn with a path to the front door. A driveway offers parking for two cars, an electric charging point and gated access to:

REAR GARDEN:

Attractive garden with an outlook to the rear over trees. Patio area adjacent to the house with a shed leading to an area of lawn with shrub beds and raised beds. There is a further seating area to the rear with a pergola and gated access to the tributary of the Kennet & Avon canal.

TENURE & SERVICES:

Freehold. Mains water, drainage and electricity are connected. LPG gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

