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55A Raffin Lane, Pewsey, SN9 5HJ

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£430,000

A delightful three bedroom semi-detached home with outside office, further bedroom/office space, driveway and large garden backing onto woodland

- Three bedroom semi-detached house
- Further walk through bedroom/office/dressing room
- Large established mature garden
- Driveway parking for two cars
- Air source heat pump
- Outside office/studio at bottom of garden
- Walking distance to village centre and amenities
- Walking distance to main line train station
- Nicely presented throughout
- Log burner in sitting room for cosy winter evenings

Freehold

EPC Rating D









Situated in Pewsey, 55a Raffin Lane is a spacious three bedroom semi detached home, believed to date from the 1930s and thoughtfully enlarged and improved in recent years. It offers a stylish kitchen/dining room and a generous garden with a separate office/studio.

The entrance hall has a front window, stairs to the first floor and space for coats and shoes. It opens into the sitting room, with windows to the front and side and a brick fireplace with inset wood-burning stove. An inner hall provides storage, an airing cupboard with smart heating controller, downstairs WC and walk-in utility cupboard with washing machine plumbing and tumble dryer space .

The kitchen/dining room is a highlight, forming a bright space with side windows and double doors opening onto the garden. It has contemporary high gloss units, contrasting Quartz composite worktops and an underhung twin sink. Integrated appliances include a fridge, freezer, dishwasher, double oven and grill, ceramic hob and extractor hood. There is ample room for a family dining table.

Upstairs are three bedrooms and the family bathroom. The principal bedroom has been divided by a stud partition to create a good-sized double bedroom with space for a wardrobe and a separate office space or optional double bedroom. A further double bedroom overlooks the front, while the third is a good sized single. The bathroom has a bath with shower over, wash basin and WC.

Outside, a gravelled area provides parking for two vehicles, with a shared driveway alongside. The rear garden extends to approximately 100 feet by 25 feet. A full width timber deck and patio adjoin the kitchen/dining room, with gated side access and a barbecue area. Steps lead down to the mainly lawned garden, with raised vegetable beds and mature shrubs. At the far end, a separate office/studio provides space for home working or hobbies. The property also benefits from a new air source heat pump and is conveniently placed for Pewsey's amenities.

Location
Pewsey is a charming and historic village nestled in the heart of Wiltshire's picturesque countryside. Situated within the North Wessex Downs Area of Outstanding Natural Beauty, it offers a perfect blend of rural tranquility and community spirit. The village boasts a variety of local amenities including independent shops, a supermarket, cafés, pubs, and a leisure centre with a swimming pool. It's also home to several primary and secondary schools, making it ideal for families.

Pewsey has a rich heritage dating back to Saxon times and retains much of its traditional character, with scenic walks along the Kennet & Avon Canal and open access to surrounding downland. The village hosts the renowned Pewsey Carnival, a major annual event that brings the whole community together in celebration.

Despite its peaceful setting, Pewsey is extremely well connected. It benefits from its own railway station with direct services to London Paddington in just over an hour, and easy road access to Marlborough, Salisbury, and Swindon. With its welcoming atmosphere, natural beauty, and excellent transport links, Pewsey offers a truly desirable lifestyle in the Wiltshire countryside.

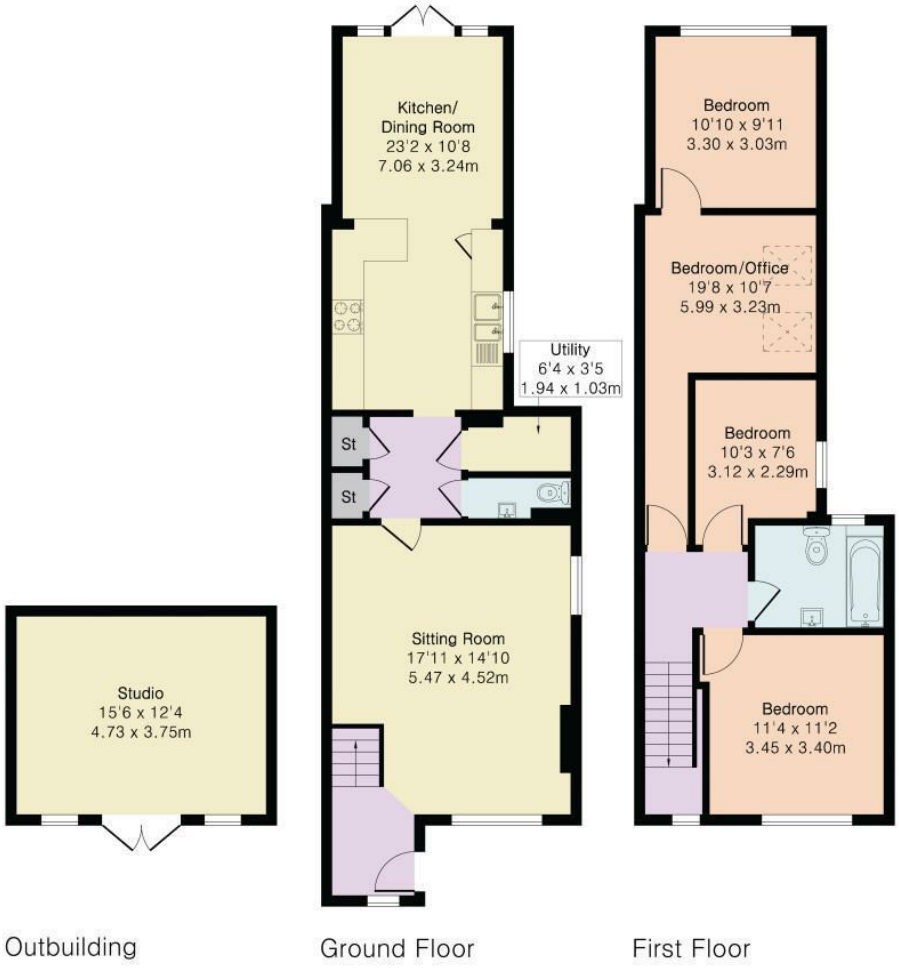
Property information
Council Tax: Band: D
EPC Rating: D
Services: Mains water, drainage and electricity are all connected. Air source heat pump
Wiltshire County Council







Approximate Gross Internal Area 1216 sq ft - 113 sq m
(Excluding Outbuilding)
Ground Floor Area 635 sq ft – 59 sq m
First Floor Area 581 sq ft – 54 sq m
Outbuilding Area 191 sq ft – 18 sq m



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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For further details 01672 551154
pewsey@strakers.co.uk

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