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Holly House, 17 Andover Road, Chirton, Wiltshire, SN10 3QL

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Holly House, 17 Andover Road, Chirton, Wiltshire, SN10 3QL

Guide Price £675,000

An exclusive collection of four beautifully crafted new homes in the heart of a peaceful Wiltshire Village, surrounded by open countryside.

- Reserve Before November 30th for up to £10,000 Stamp Duty Contribution
- Superb 4 Bedroom Detached Home
- Lovely Countryside Views
- Stylish Open Plan Kitchen and Dining Area with Separate Utility Room
- Sitting Room with Fireplace and Separate Study/Snug
- West Facing Garden
- Flooring Included Throughout
- Air Source Heat Pump, Solar Panels and EV Car Charger
- Single Garage and Private Parking
- NO ONWARD CHAIN

Freehold

EPC Rating C









RESERVE BEFORE 30TH NOVEMBER AND CALIBRE HOMES WILL OFFER UP TO £10,000 CONTRIBUTION TOWARDS YOUR STAMP DUTY.
A beautifully designed, high-specification four-bedroom detached home, thoughtfully combining contemporary comfort with countryside charm.

The ground floor opens into a generous entrance hall leading to a stunning open-plan kitchen and dining space with bifold doors opening onto the west-facing garden. The premium kitchen boasts an island, solid quartz worktops and upstands, a ceramic sink, and a full suite of high-quality integrated appliances, including a full-height fridge and freezer, dishwasher, double oven with induction hob, a microwave oven and wine fridge. A useful separate utility room provides direct access to the rear garden. The spacious sitting room features bifold doors leading to the garden, with sliding doors flowing into a versatile study/snug. A stylish w/c completes the ground floor.

Upstairs, there are four generous double bedrooms, two with ensuite shower rooms, along with a contemporary family bathroom. The main bedroom further benefits from a walk-in wardrobe.

High-quality flooring is included throughout the property.

The westerly-facing rear garden comes fully turfed and finished with an Indian sandstone patio, ideal for outdoor entertaining. The private driveway offers parking for two cars, along with a single garage and an EV charging point.

Calibre Homes is an independent family-run developer specialising in thoughtfully designed luxury homes across Wiltshire and the surrounding areas. With a focus on quality craftsmanship, timeless design, and carefully considered layouts, every Calibre home is created to enhance modern living while remaining sympathetic to its surroundings.

Situation
Chirton is a picturesque Pewsey Vale village within an Area of Outstanding Natural Beauty, five miles east of Devizes and fifteen miles west of Marlborough. Local amenities include a primary school, church, and a popular pub in nearby Marden. Planks Farmshop at Lydeway offers a café, gift shop, and farm store. Wider facilities are available in Devizes and Pewsey, including supermarkets, leisure centres, and excellent schools such as Dauntsey's, St Francis, and Marlborough College. Pewsey provides a mainline railway station with direct trains to London.

Property Information
Services: Mains water, drainage, and electricity. Heating is via an air source heat pump with underfloor heating to the ground floor and radiators to the first floor. Solar panels installed.
Broadband: Ultrafast fibre connection.
Warranty: 10-Year Structural Warranty provided by ICW.
Council Tax: Still TBC (new build)

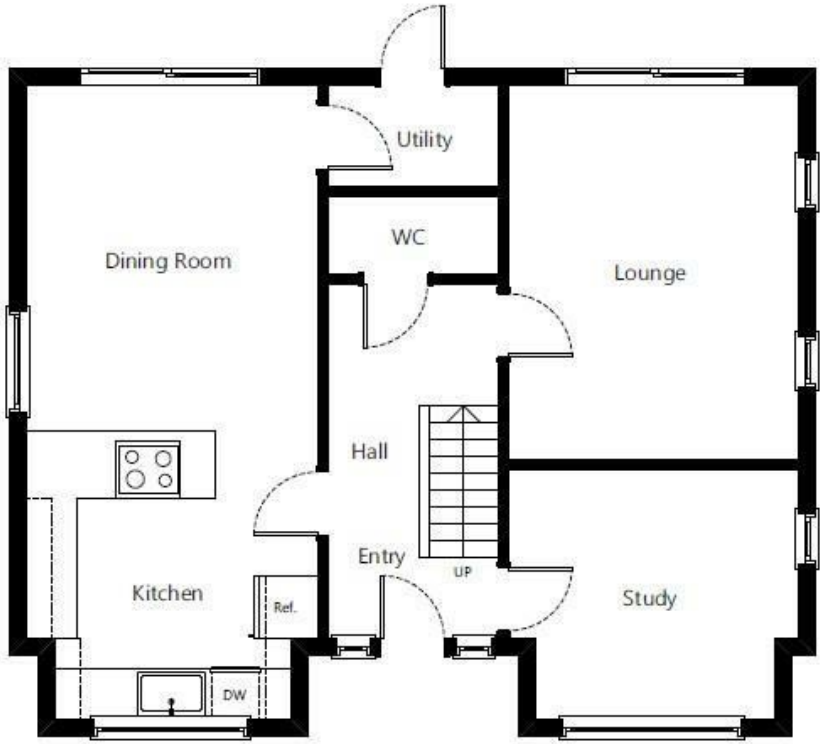
Agents Note
All floor plan measurements are taken from architect's drawings and may vary slightly in the final build. Any CGI images are for illustrative purposes only. The specification was correct at the time of going to print but may be subject to change.

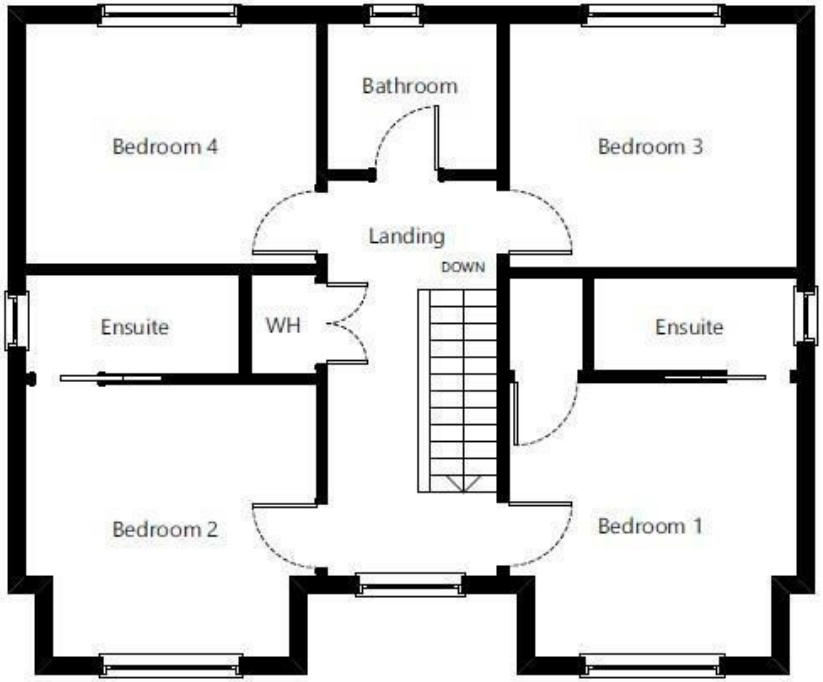






Holly House





Kitchen & Dining 3.7m x 7m
Lounge 3.7m x 4.8m
Study 3.7m x 3.1m
Utility 2.2m x 1.3m
WC 2.2m x 1m

*please not all measurements are approximates

Bedroom One 3.7m x 3.5m
Bedroom One Ensuite 2.6m x 1.2m
Bedroom Two 3.7m x 3.5m
Bedroom Two Ensuite 2.7m x 1.2m
Bedroom Three 3.7m x 3.1m
Bedroom Four 3.7m x 3.1m
Bathroom 2.2m x 1.9m

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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