



📍 4 Holly Tree Walk, Pewsey, SN9 5DE

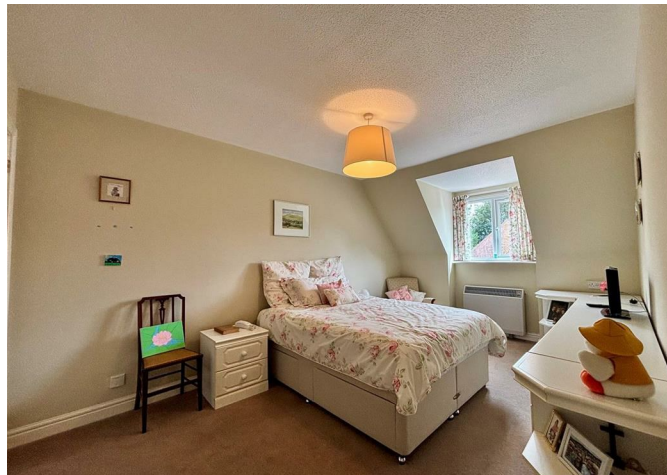
🏠 Guide Price £195,000

A well presented two bedroom flat in the centre of Pewsey with a garage and parking.

- 2 Double Bedrooms
- Central Pewsey Location
- Garage and Allocated Parking
- No Onward Chain
- First Floor Flat with Chair Lift
- Communal Gardens
- Over 55's Only
- Well Presented Throughout
- VIDEO REEL AVAILABLE

🔑 Leasehold

🏠 EPC Rating



Positioned in the heart of the ever-popular village of Pewsey, Flat 4, Holly Tree Walk is a well-presented first-floor apartment offering spacious accommodation, practical living and the convenience of a central village location. Thoughtfully maintained throughout, the property provides a welcoming home for those over 55.

Built approximately 30 years ago, the apartment is accessed via a shared entrance serving just two properties, with the added benefit of a stair lift to the first floor. The well-planned accommodation is both bright and inviting, comprising a generously sized kitchen fitted with a range of wall and base units and offering ample space. The spacious dual-aspect sitting room enjoys an abundance of natural light, creating a comfortable and relaxing living environment.

The property features two generously sized double bedrooms, both well-proportioned and offering versatile accommodation with ample space for a range of furnishings. The principal bedroom is enhanced by fitted wardrobes, providing excellent built-in storage. Completing the internal accommodation is a well-appointed family bathroom. A useful loft, accessed via a loft ladder, offers additional storage space.

The flat benefits from a private garage together with a parking space directly outside. Residents also enjoy access to attractive communal gardens, offering a pleasant outdoor space to relax.

Situation

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 doctors surgery, a supermarket, cafés, pubs, and a leisure centre with a swimming pool. These are all within walking distance of Holly Tree Walk.

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

Tenure: Leasehold

Lease Information: 999 Year Lease from 1990.

The maintenance charge was £1709.23 for 2025.

Local Authority: Wiltshire Council

All mains services connected

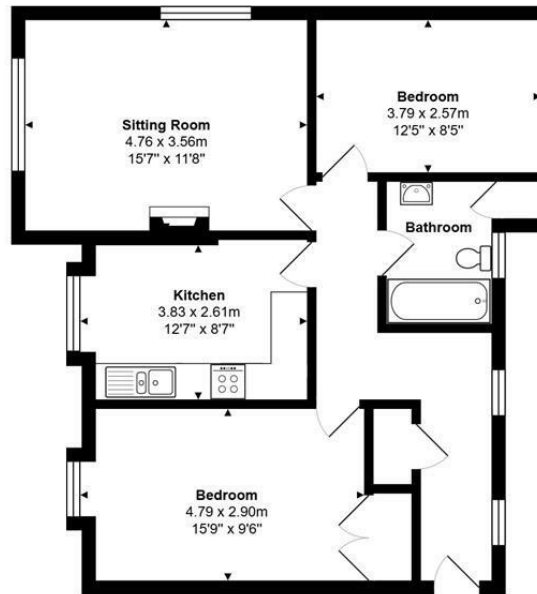
Electric Heating

Council Tax Band: C

EPC Rating: D



4 Holly Tree Walk



First Floor

Total Area: 70.4 m² ... 758 ft²

All measurements are approximate and for display purposes only

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 firm's 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.