



**Flat 1, First Floor, The Old Sorting Office,
11 North Street, Pewsey, Wiltshire SN9 5ES**

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An exceptionally finished, newly refurbished 2 bedroom flat in the heart of this popular Wiltshire village.

Location

Pewsey is a large village lying on the edge of Salisbury Plain and serves the popular and attractive Vale of Pewsey, which is designated as An Area of Outstanding Natural Beauty. The village offers excellent local shopping facilities that include a supermarket and has many amenities including a doctor's surgery, a dental practice, a sports centre with swimming pool, public houses and various churches.

Marlborough lies about 7 miles to the north and Hungerford and Devizes are close by whilst the larger regional centres of Salisbury, Andover, Newbury and Swindon are within easy traveling distance and provides a wider range of services

The railway station in the village has regular services to London Paddington with journey times of about 1 hour. The M4 motorway lies to the northeast at junction 15 and 14 and the A303 (M3) lies to the south.

Forming part of the old post office sorting house the flat lies in the centre of Pewsey with public parking close behind and an easy walk to both shops and the station.

Description

Flat 1 comprises a bright and airy first floor flat in this recently converted Old Post Office Sorting House and is of brick construction under a pitched tiled roof. The accommodation has been cleverly designed to make the most of the space available and

incorporates period features, alongside a high-quality finish, and modern touches.

There is a shared entrance with stairs leading to the front door. The flat has two **Double Bedrooms**, one with an **ensuite Shower Room**, a **Family Bathroom**, a double aspect **Kitchen** with wood effect flooring, a range of wall and floor units incorporating a stainless-steel sink, dishwasher, electric oven and hob and extractor above and a fridge freezer and a large **Sitting Room** completing the living space.

Tenure

Long Leasehold – 145 years from 2026.
Service charge to be assessed.
Ground Rent £100 pa

EPC

34F

Services

Mains electricity, water and drainage.
Electric wall mounted heating.

Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000

Council Tax

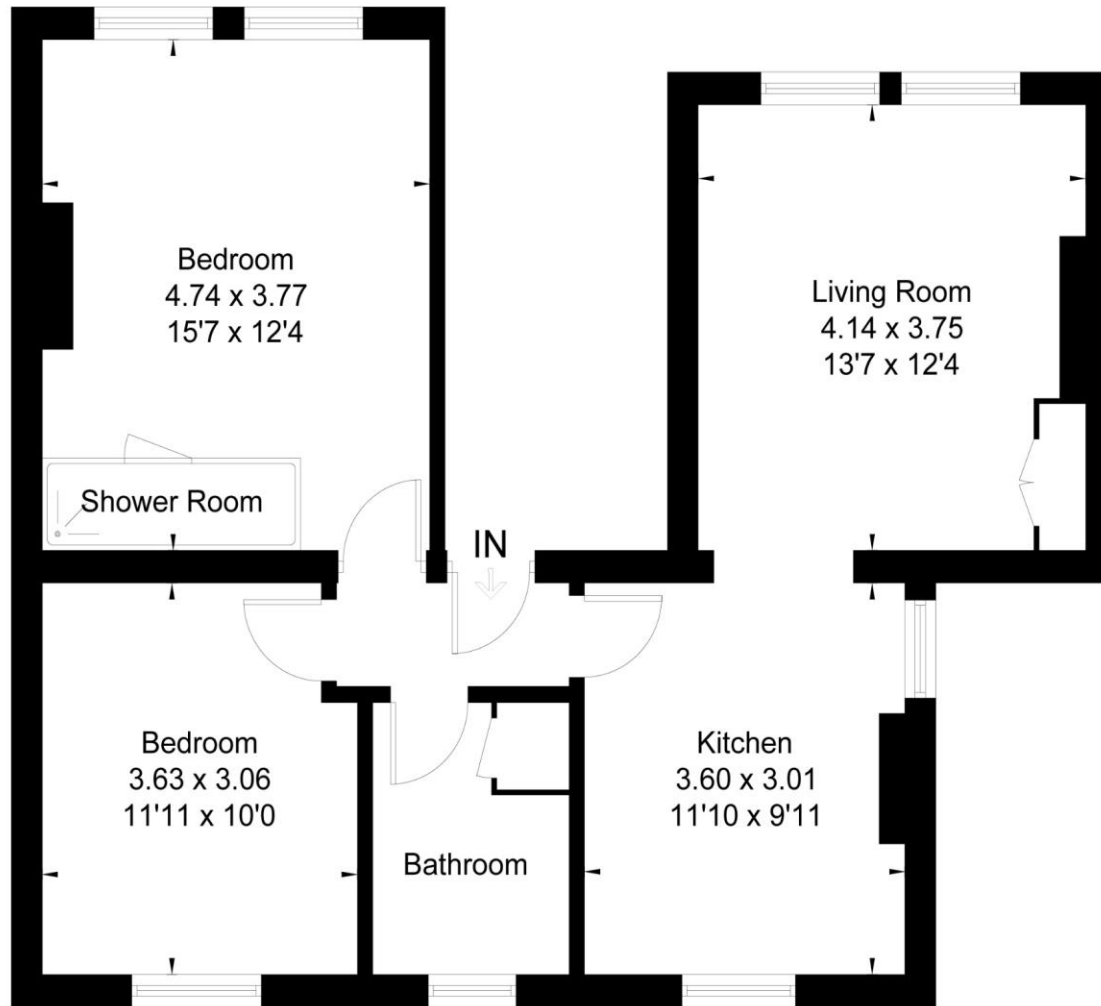
To be assessed

Directions

What3words: <https://w3w.com/betraying.decisions.total>



Approximate Floor Area = 64.8 sq m / 698 sq ft (Excluding Eaves)



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 #100581



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www.birkmyrepc.co.uk
01672 516619

1 Hughenden Yard, Marlborough SN8 1LT

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