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Myrtle House Hazel Grove, Urchfont, Wiltshire, SN10 4RG

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⑨ Myrtle House Hazel Grove, Urchfont, Wiltshire, SN10 4RG

⌚ Guide Price £975,000

A luxurious 4 bedroom detached home with an EPC 'A' rating, set in one of Wiltshire's most prestigious villages with wonderful rural views and a double garage.

- Stamp Duty Incentive - T&C's Apply
- 4 Double Bedroom, Detached Home
- Super Energy Efficient with EPC 'A' Rating
- Private Garden with Additional Paddock Area
- Fabulous Countryside Views To The Rear
- Impressive Open Plan Kitchen/Dining/Living Room
- Double Garage and Private Parking for 4-6 Cars
- Award Winning Village On The Edge Of The Pewsey Vale
- Air Source Heat Pump, Solar Panels, EV Charger
- 10 Year ICW Warranty

❖ Freehold

⑩ EPC Rating A



Save £000s on Stamp Duty\*. Acorn are offering to pay the full Stamp Duty on homes reserved and completed by the end of March 2026\*. This could be your opportunity to have a very special new year!

This beautifully designed family home has an incredible vaulted entrance hall and galleried landing with floor to ceiling glazing. There is a light and airy dual aspect lounge, a flexible study/snug, cloakroom, and a fantastic open plan kitchen/dining/living area with Rational sliding doors to the garden. The bespoke German designed kitchen features a sizable island/breakfast bar, Caesarstone worktops and upstands and a range of quality 'Bosch' integrated appliances including a built-in oven, dishwasher, full length fridge and separate freezer and an induction hob with recirculating hood. There is also a separate utility room with a door to the garden.

On the first floor, set off the stunning landing are 4 double bedrooms, 2 with en suite shower rooms, and a lovely family bathroom (all with contemporary quality sanitary ware, porcelain wall and floor tiling). The third bedroom also enjoys spectacular views from the 'Juliet' balcony.

Outside, there is a block paved driveway with parking for 4-6 cars to the front plus a double garage. A paved patio opens on to a large private rear garden with the added benefit of an additional paddock area with wonderful countryside views beyond.

Finished to a high-quality standard throughout and with energy efficiency in mind, this property has been expertly designed to reduce energy bills and carbon footprint with efficient air source heat pumps, PV panels, smart heating controls, under floor heating to ground floor and radiators on the first floor, solar thermal storage for hot water and infrastructure ready for a electric car charger.

#### Situation

The very picturesque village of Urchfont forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside. The village is renowned for its central duck pond and village Green, fine period properties and has an excellent junior school, Church, popular public house, car garage, dentist, community shop, a very active village hall, a number of societies and other local amenities. The incredible Urchfont scarecrow festival takes place annually around the 1st May bank holiday and was the first of its kind in Wiltshire. Devizes is about six miles away and Pewsey about 10 miles away where there is a mainline railway station (Paddington about one hour), a similar distance away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius. The well renowned public school Dauntsey's School in West Lavington is only a few miles drive away as is the popular Lavington secondary school.

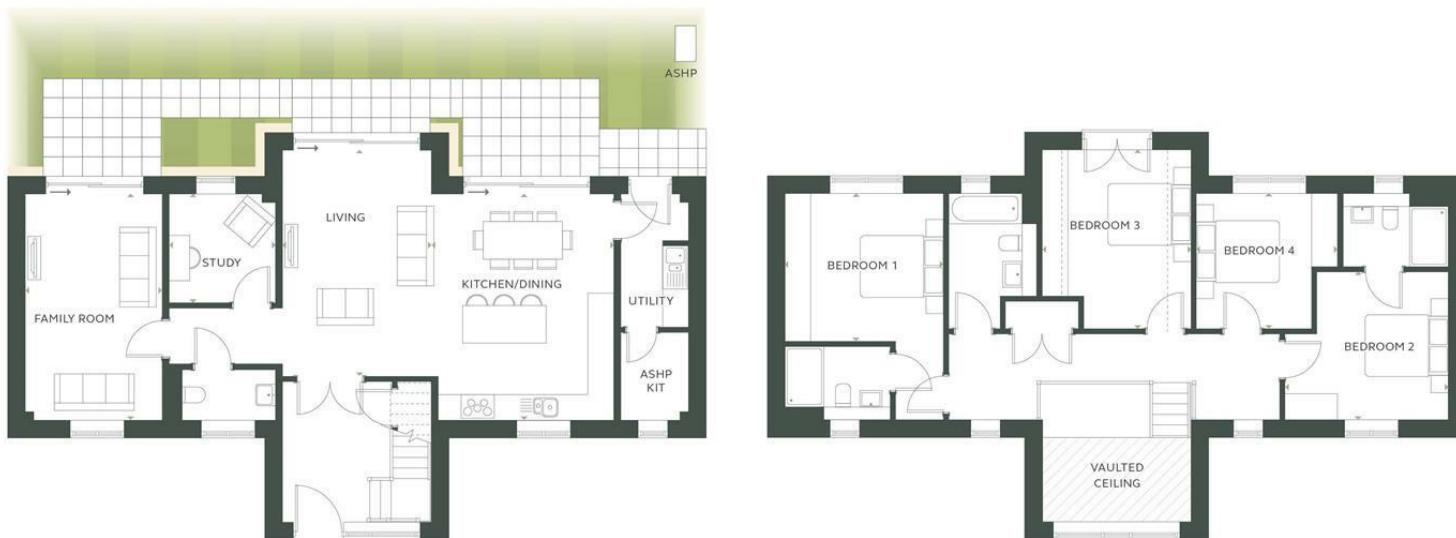
#### Property Information

Services: Mains water, drainage and electricity are all connected. Heating is via the Worcester Bosch Air Source Heat Pump with under floor heating to ground floor and radiators on first floor. PV Panels to all homes. Smart heating controls. EPC Rating 'A.' 10 Year ICW Structural Warranty. Bat & Bird Boxes installed.

#### Agents Notes

Please note that the specification was correct at the time of going to print but Acorn Property Group continually review their specifications and reserve the right to make any changes. The development name may not be the final postal address. There is a maintenance charge for the development. Acorn are offering to pay the full Stamp Duty on homes reserved and completed by the end of March 2026. The offer is available on main residence purchases only and is not available on: Second homes, Buy-to-let purchases, Investment purchases. The Stamp Duty contribution will cover the full Stamp Duty Land Tax (SDLT) payable at the prevailing rate for the qualifying purchase, based on the purchase price agreed at reservation. The contribution will be made as a financial allowance on completion and will not be paid directly to the purchaser prior to completion. The offer is non-transferable, has no cash alternative, and cannot be used in conjunction with any other incentive or promotion unless expressly agreed in writing by Acorn Property Group. If the purchase does not complete by 31 March 2026 for any reason, the offer will no longer apply, regardless of reservation date. Acorn Property Group reserves the right to: - Withdraw or amend the offer at any time prior to reservation - Substitute an alternative incentive of equivalent value at its





GROUND FLOOR

<b>Kitchen/Dining</b>	5.3m x 4.2m	17' 5" x 13' 9"
<b>Living</b>	5.4m x 3.5m	17' 9" x 11' 6"
<b>Family Room</b>	5.3m x 3.2m	17' 5" x 10' 6"
<b>Study</b>	2.6m x 2.5m	8' 6" x 8' 2"

FIRST FLOOR

<b>Bedroom 1</b>	3.7m x 3.4m	12' 2" x 11' 2"
<b>Bedroom 2</b>	3.8m x 3.4m	12' 6" x 11' 2"
<b>Bedroom 3</b>	4.2m x 3.5m	13' 9" x 11' 6"
<b>Bedroom 4</b>	3.3m x 3.2m	10' 10" x 10' 6"

Key  
 ASHP Air source heat pump  
 ---- Restricted head height

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.