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📍 Plot 2, Double Hedges Andover Road, Chirton, Wiltshire, SN10 3QL

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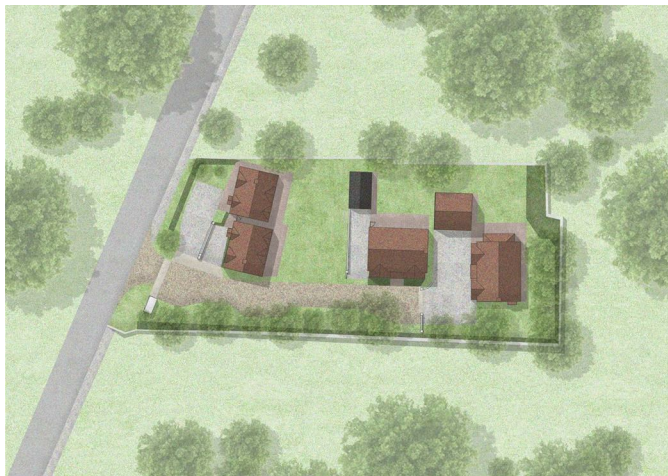
🏠 Guide Price £425,000

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

- 3 Bedroom Detached Home
- Luxury Kitchen with Quartz Worktops and Integrated Appliances
- Countryside Views
- Open Plan Kitchen and Dining Area
- Separate Utility Room
- Underfloor Heating (Ground Floor)
- Air Source Heat Pump, Solar Panels & EV Car Charger
- High Energy Efficiency Rating
- 10-Year Structural Warranty (ICW)
- 1065 SqFt and Built By Local Developers

🏡 Freehold

📊 EPC Rating



A thoughtfully designed three-bedroom detached home offering contemporary comfort and countryside charm designed by Calibre Homes.

The ground floor features a spacious dual-aspect sitting room and an open-plan kitchen/dining area with double doors opening onto the rear garden. The luxury kitchen features premium cabinetry, quartz worktops, and a full suite of integrated appliances - including a full-height fridge and freezer, dishwasher, single oven with induction hob, and wine fridge. Buyers reserving early can personalise finishes and select from a range of optional extras. A separate utility room with side access and a cloakroom complete the ground floor.

Upstairs, there is a spacious landing which leads into two double bedrooms and a single bedroom/study. The principal bedroom benefits from an en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

To the rear, the property features a fully turfed garden with an Indian sandstone patio, ideal for outdoor entertaining. There are two parking spaces at the front and rear of the property with an EV charging cable.

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.

Please enquire for other properties available on this exclusive development.

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 Lydeaway 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

Tenure: Freehold

Council Tax: TBC (new build)

EPC Rating: TBC

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.

Completion: Expected Autumn 2026.

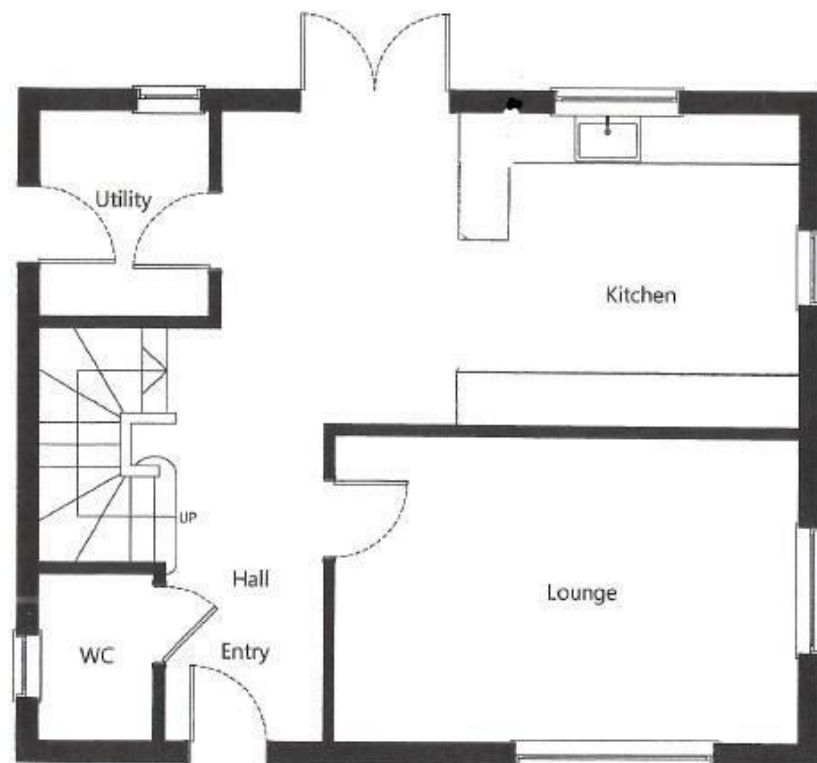
No management charge for the development.

Agents Notes

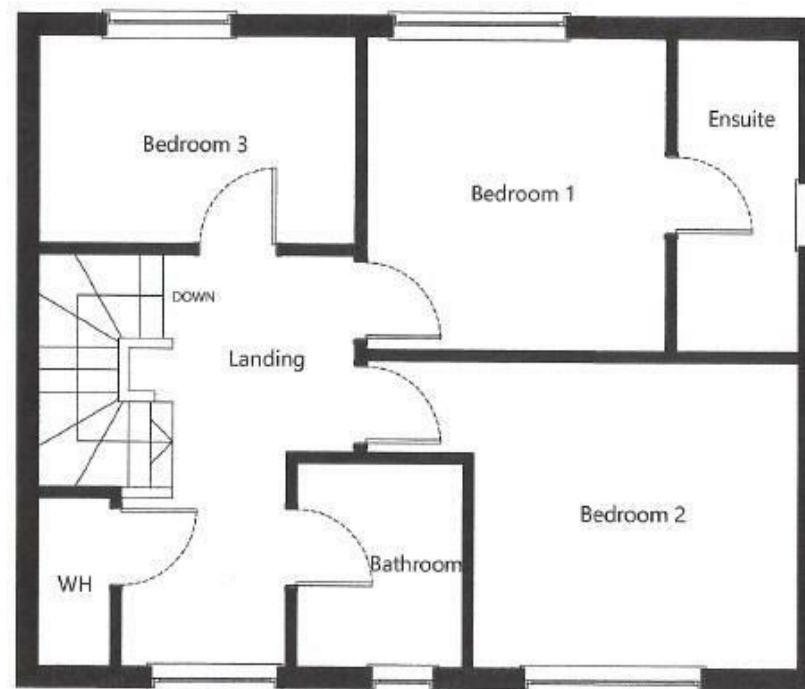
All floor plan measurements are taken from architect's drawings and may vary slightly in the final build. CGI images are for illustrative purposes only. Photographs shown are of Chirton and surrounding areas, not direct views from the site. The specification was correct at the time of going to print but may be subject to change. The address shown may or may not be the final postal address.



Beech House



Kitchen & Dining 6.7m x 3.1m
Lounge 4.8m x 3.1m
WC 1.2m x 1.7
Utility 1.7 x 2.1



Bedroom One 3.1m x 3.1m
Bedroom One Ensuite 1.2m x 3.1m
Bedroom Two 3.2m x 2.1m
Bedroom Three 3.2m x 2.1m
Bathroom 1.8m x 2m

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.