



📍 9 Manor Farmyard, Urchfont, Devizes, Wiltshire, SN10 4BA

🏠 Guide Price £335,000

A superb 2 double bedroom contemporary home with a private rear garden overlooking woodland, situated in the highly sought after Wiltshire village of Urchfont.

- Delightful Village Location
- No Onward Chain
- Two Double Bedrooms
- Sitting/Dining Room
- Conservatory/Garden Room To Rear
- Beautiful Kitchen With Oak Worktops
- Stylish Updated Shower Room
- Two Parking Spaces
- Air Source Heat Pump
- Private Rear Garden Overlooking Woodland

🏡 Freehold

🏠 EPC Rating C



Enjoying woodland views to the rear from a private garden and set in this highly prized 'quintessentially English' village, this stylish two bedroom home is a must view! Built in 2014/5 by Redcliffe Homes and finished to a high specification finish throughout, the property features under floor heating to the ground floor, an air source heat pump and quality sanitary ware.

Internally, a good sized entrance hall with downstairs cloakroom, opens off to the superb kitchen with solid oak worktops, tiled floor and a range of integrated appliances including a 'Neff' double oven, 4 ring electric hob and extractor hood. A 19ft sitting / dining room has French doors opening in to a wonderful dual aspect conservatory that overlooks the garden. On the first floor there are two double bedrooms, with fitted cupboards providing ample storage in the main bedroom, and a delightful refitted shower room.

Outside, there are two allocated parking spaces to the front of the house and a very private landscaped rear garden mainly laid to lawn, with a patio sun terrace, a useful summerhouse/shed and gated side access.

#### **Situation**

The picturesque village of Urchfont which forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside, is renowned for its central duck pond and properties with fine period properties. Urchfont has an excellent junior school, Church, public house, community shop, post office, woodland and countryside walks on the doorstep and other local amenities. There is also the amazing annual scarecrow festival which brings many visitors to the village and funds the numerous clubs. There is a very active village hall and over 30 different societies to get involved with! The nearby market town of Devizes is about six miles away and Pewsey, 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.

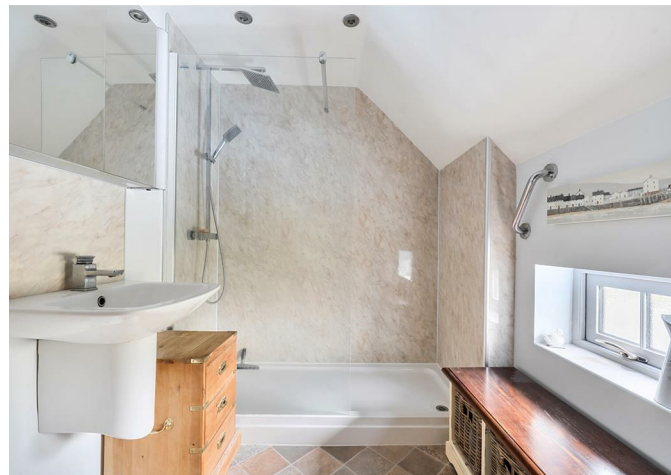
#### **Property Information**

Council Tax: Band D

Services: Air source heat pump with under floor heating on the ground floor and radiators on the first floor. Mains water, drainage and electricity are all connected.

Each homeowner becomes a director of The Manor Farmyard Urchfont Management Company Limited. The Management Company will be responsible for maintaining the escarpment land and other communal areas of land on the development. The buyer will be responsible for paying a share of the costs incurred by the Management Company. The only outgoing over the last few years has been public indemnity insurance which is £290 for 2026. The management company been using accumulated funds so have not had to call on residents for a top up for some years. They expect that situation will continue. The current sinking fund is £550.00.

The property is in a Conservation Area.



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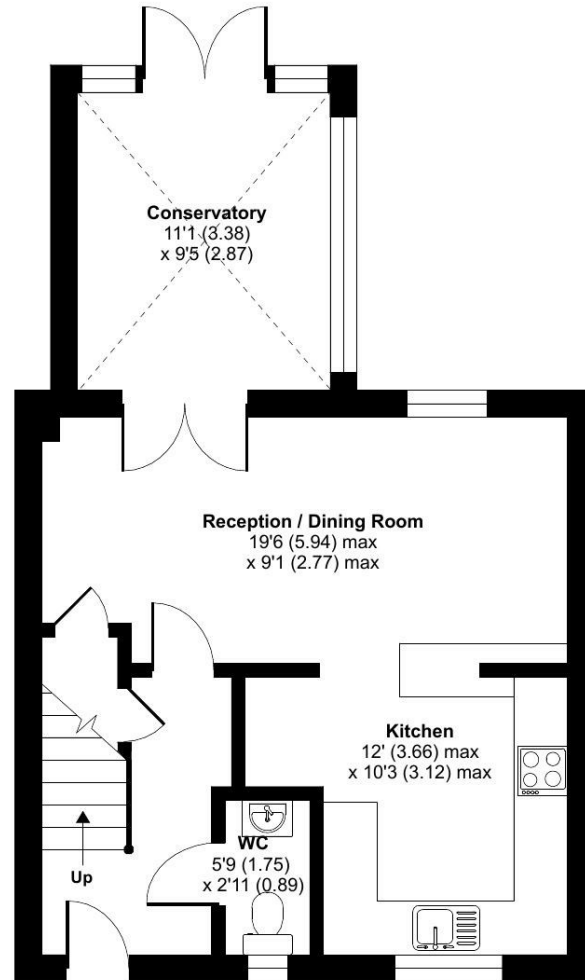
Approximate Area = 858 sq ft / 79.7 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

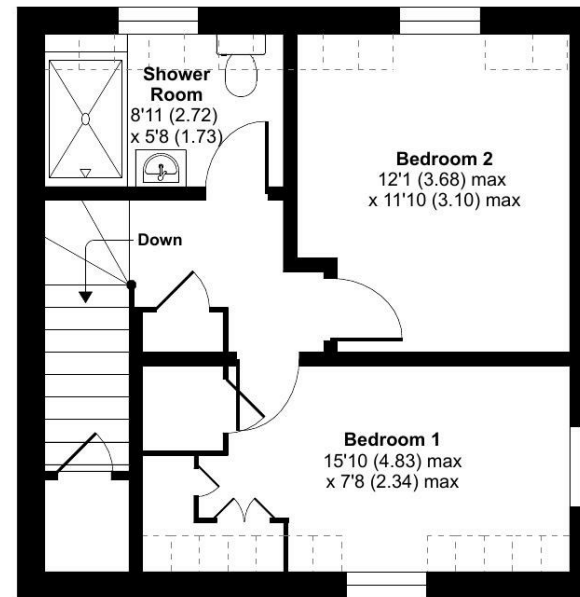
Total = 896 sq ft / 83.2 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1437430

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