



**THE BEECHES, 24 BAILEY CLOSE,
PEWSEY, WILTSHIRE**

BREARLEY & RICH
ESTATE AGENTS

THE BEECHES, 24 BAILEY CLOSE, PEWSEY, WILTSHIRE SN9 5HU

Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.

A stylishly presented detached home situated off a gated driveway in this small development on the edge of Pewsey. The property sits in a private position and offers extensive accommodation with excellent reception rooms and entertaining space. An internal viewing of this property is highly recommended.

* Reception hall * Sitting room * Dining room * Conservatory * Study * Kitchen/breakfast room * Utility room * Four bedrooms * En-suite shower room *
* Shower room * Cloakroom * Double garage with gated driveway providing parking for several vehicles * Private gardens *
* Lovely location and position *



PEWSEY

Pewsey is a large village that is well-served by a range of local shops and amenities as well as Pewsey Vale Secondary and St. Francis Prep School. The village has the advantage of a rail station with a service to London Paddington in just over an hour. The market towns of Marlborough, Hungerford and Devizes are close by whilst the larger centres of Salisbury, Andover Newbury and Swindon are within easy reach. The M4 motorway lies to the North with the A303 (M3) to the South. The surrounding countryside in the Vale of Pewsey, which has its own White Horse, is designated as an area of outstanding natural beauty and still contains many unspoilt traditional Wiltshire villages. The Kennet and Avon canal runs close by.



THE PROPERTY

This impressive home has been enjoyed by its current owners for over ten years and has been updated by them in this time. Internally the property enjoys a spacious and welcoming reception hall with a glazed door leading in to the dining room. The reception hall also opens on to the large sitting room with wood burning stove. To the rear of the house there is a conservatory with lovely views over the garden. The ground floor also provides a study, cloakroom and a utility room with a door to outside.

Upstairs there is a galleried landing leading to all four bedrooms. The double aspect main bedroom has a dressing area and fitted wardrobes and benefits from a beautifully fitted shower room. There is a family shower room off the landing, also beautifully fitted in a similar style.

OUTSIDE

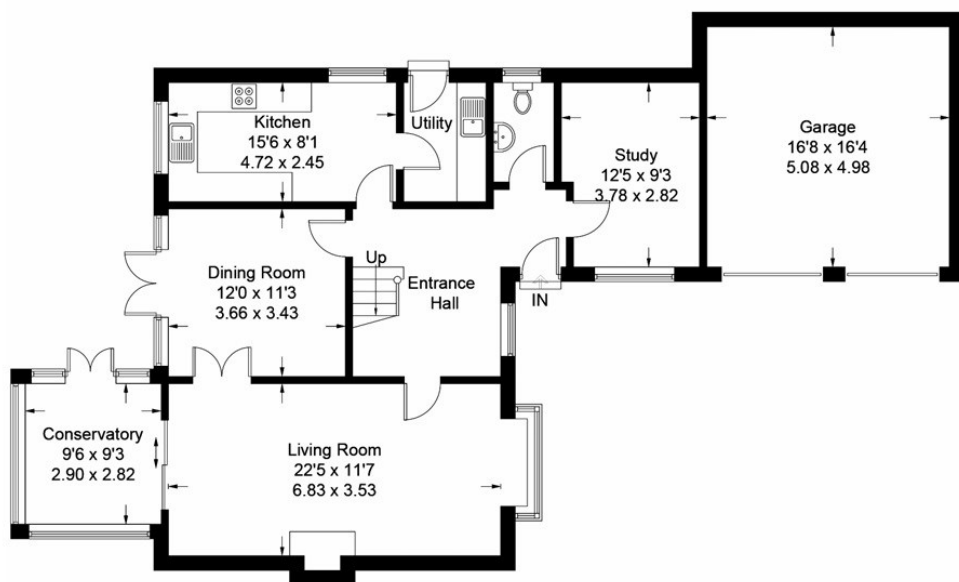
The property is approached via a five bar gate leading on to a generous driveway providing plenty of parking and a turning area (including space for a caravan or camper). The drive leads up to the double garage with steps leading to the front door. The gardens to the front and rear are beautifully kept and largely private. There are several seating areas in the gardens, including a pergola outside the conservatory, a summerhouse in a shady corner and in the other corner steps lead up to another seating area with an arbour.

SERVICES

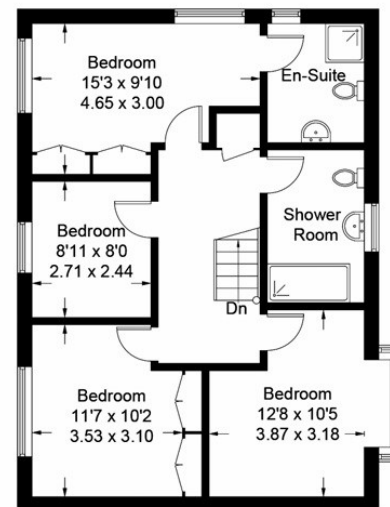
Mains water, drainage and electricity. LPG central heating. Broadband speed currently 75 Mbps. Council Tax Band: F.



Approximate Gross Internal Area
155.6 sq m / 1675 sq ft



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	53 E
21-38	F		
1-20	G		

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