





📍 The Stables Cuckoo Farm Yard, Cuckoo Farm Yard, Urchfont, Wiltshire, SN10 4SL

🏠 Guide Price £850,000

A magnificent barn style detached home built in 2005 on an exclusive close of similar quality homes, within the highly regarded Wiltshire village of Urchfont.

- Stunning Barn Style Family Home
- 3/4 Bedrooms
- Over 2000sqft Of Flexible & Spacious Living
- 27ft Vaulted Main Reception Room
- Quality Kitchen
- 3 Bathrooms
- Double Garage & Ample Parking
- Beautiful Private Gardens
- Sought After Village On The Edge Of The Pewsey Vale

🏡 Freehold

🏠 EPC Rating C





An incredibly spacious and attractive detached barn style home, with a beautifully presented flexible interior. Located on an exclusive close of 5 quality homes built in 2005 within the quintessentially English village of Urchfont on the edge of the Pewsey Vale.

Offered with no onward chain, this stylish and impressive home features a wonderfully light and airy 27ft vaulted drawing room with an inglenook style open fireplace, oak flooring, floor to ceiling glazing and a useful mezzanine gallery study area that looks down over the room. An equally sizable room is the triple aspect kitchen/dining/family room with solid granite worktops complimenting a range of bespoke cupboards, an integrated dishwasher, built in double oven and 4 ring LPG hob. There is a dual aspect double bedroom with its own en suite bathroom plus a versatile 4th bedroom that is currently set up as a dining room. A separate utility completes the ground floor accommodation.

On the first floor, set off the generous mezzanine study are two more double bedrooms, both with their own en suite bathrooms. The principal bedroom also benefits from a wall of fitted wardrobes.

Outside, there is a large private driveway providing parking for a good number of vehicles and leading to a double garage, with light, power and a personal door back into the house. To the rear is a delightful walled garden that enjoys an excellent amount of privacy and has been well designed with a variety of seasonal plants, colourful shrubs, topiary and sun terraces to sit out and relax in. Pictures of the garden in its summer/spring splendour are shown within our online images.

#### **Situation**

Urchfont is the quintessential English village, renowned for its charming central duck pond, stunning village Green and fine period properties; picturesque and with a thriving community, it is situated in the famous Pewsey Vale surrounded by rolling downland and unspoilt open countryside. There is a successful community shop/post office and Urchfont Church of England Primary School. For Secondary schooling, Urchfont lies in the catchment area of nearby Market Lavington. There is a very popular village public house, The Lamb. There is also a village hall that hosts a wide number of social clubs and societies. For sports enthusiasts the village boasts a Badminton Club, Football and Tennis Clubs, and a Cricket Club. There is also an annual scarecrow festival (Urchfont was the first village in Wiltshire to start one up). Communications are good: The Urchfont Community Bus provides a scheduled bus service from the village to Devizes, Bath, Swindon and Salisbury. Nearby Pewsey has a mainline railway station (Paddington about one hour) and the major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius.

#### **Property Information**

Council Tax: Band G

Services: LPG heating. Mains water, drainage and electricity are all connected. There is a residents' management company set up between all the houses in this exclusive development. The management charge is approximately £8.13 pcm, and covers all communal areas including external lighting and public liability insurance. Located in a Conservation Area.



## Cuckoo Farmyard, Devizes, SN10

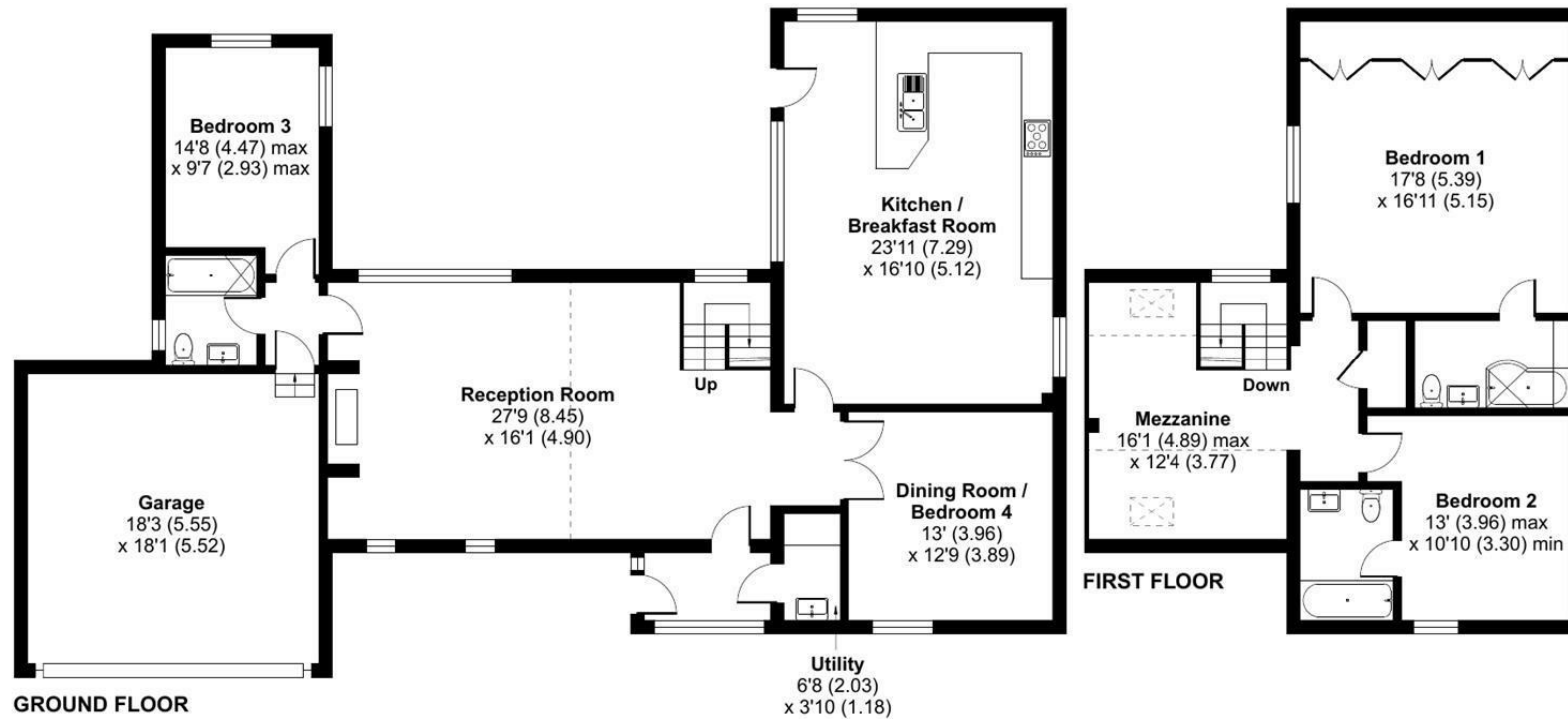
Approximate Area = 2075 sq ft / 192.8 sq m

Limited Use Area(s) = 91 sq ft / 8.5 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2496 sq ft / 231.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1228630

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