



📍 1 Manor Farmyard, Urchfont, Wiltshire, SN10 4BA

🔗 Guide Price £925,000

A magnificent 4/5 bedroom barn style contemporary family home, set in a prime location overlooking the fabulous duck pond within this quintessential English village.

- Superb High Specification Barn Style Home
- 4/5 Double Bedrooms
- Picturesque Private Garden
- Immaculately Presented Throughout
- Private Gated Driveway With Parking For 5 Cars and EV charger
- Air Source Heat Pump
- Underfloor Heating to Ground Floor
- Double Garage With Light and Power
- Views Over The Duck Pond
- Charming Village Location

🏠 Freehold

🏠 EPC Rating C



A magnificent individual barn style home set in the highly prized Wiltshire village of Urchfont and built to a high specification throughout. Set in a prime position within the village with fabulous views over the quaint duck pond, this exceptional property offers style and space in an idyllic surrounding.

Inside the property benefits from under floor heating to the ground floor, an energy efficient air source heat pump, quality bathrooms and a beautifully designed kitchen. As you enter the sizable reception hall you have lovely views through the floor to ceiling glazing on the far wall into the professionally landscaped rear garden. Set off the reception hall is a downstairs cloakroom and a generous room that offers good flexibility from a 5th double bedroom to an office or formal dining room. The beautifully proportioned 23ft dual aspect sitting room has a built in storage cupboard and tri folding doors to the garden. The well equipped kitchen with quartz worktops and upstands feature a range of quality appliances including a 4 ring induction hob with double oven, integrated dishwasher and fridge/freezer. There are further tri folding doors to the garden. Set off the kitchen is a handy utility room and a wonderful walk-in pantry both with tiled flooring. On the first floor there are four good bedrooms complemented by a stylish family bathroom. The dual aspect main bedroom and second bedroom both enjoy contemporary en-suite shower rooms. The fourth bedroom is currently set up to suit the owners preference as a dressing room with a range of bespoke wardrobes but could be easily reinstated as bedroom.

Outside, 5 bar gates bisect a block paved driveway providing off road parking for up to 5 cars and leading to the attached double garage with light, power and Hypervolt EV charger. The fabulous garden has been designed for al fresco eating and entertaining made up of low maintenance herbaceous perennials, shrubs and evergreens with various scatter through varieties

#### 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 (which 1 Manor Farmyard overlooks) and village Green, fine period properties and has an excellent junior school, Church, a popular public house, community shop/ post office, 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

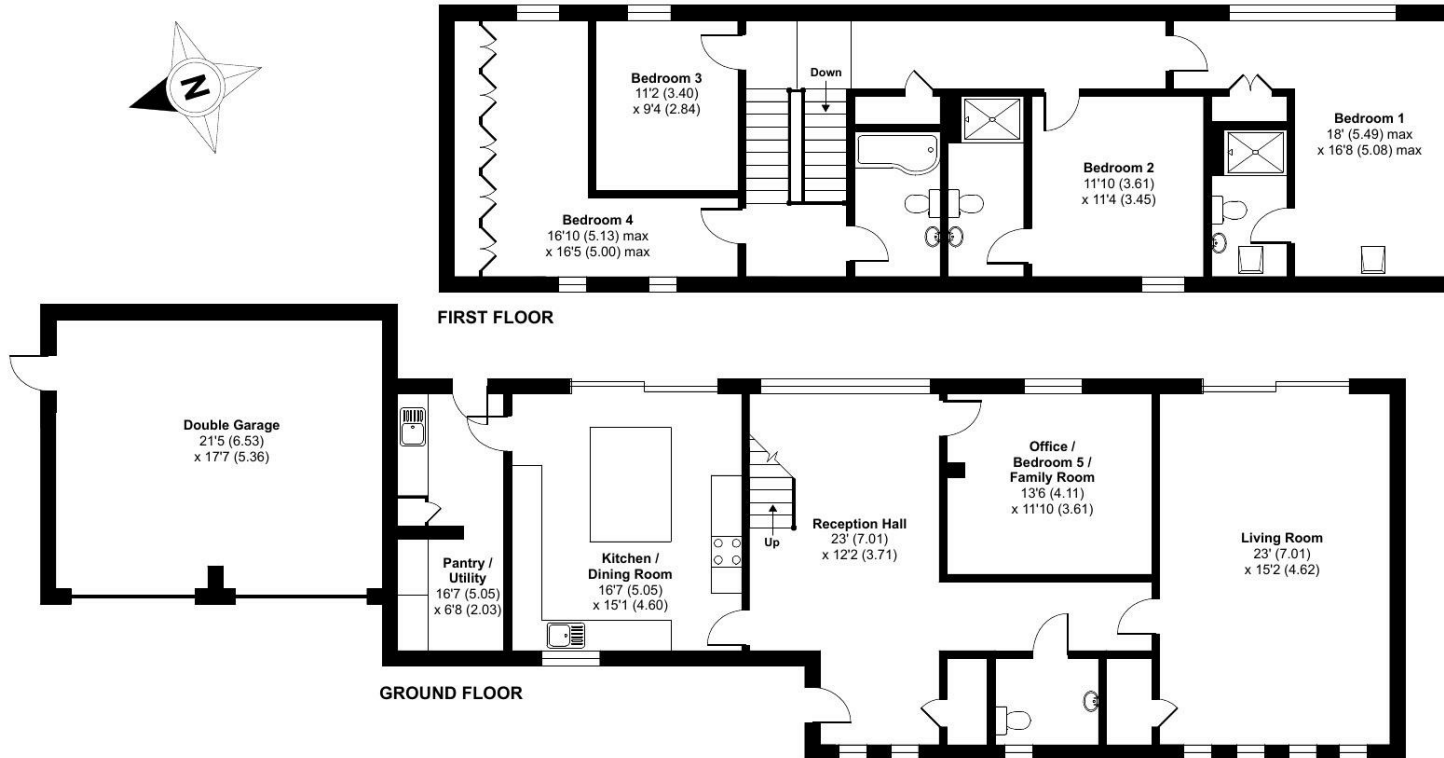
Services: Air source heat pump with under floor heating to ground floor (except utility and pantry) and radiators on first floor level. Mains water, drainage and electricity are all connected.  
Council Tax: Band F  
Conservation Area



# Manor Farmyard, Urchfont, Devizes, SN10

Approximate Area = 2809 sq ft / 260.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Strakers. REF: 883416

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