



2 OAKSTON, HIGH STREET, URCHFON, WILTSHIRE, SN10 4QL

Winkworth





## HIGH STREET, URCHFONT, WILTSHIRE, SN10 4QL

Situated in the very popular village of Urchfont, this magnificent family home is tucked away off the High Street in a private location. Immaculately presented with extensive, flexible accommodation the property is ready to move into.

Privately tucked away, this handsome, well-built family home is accessed via an electric gate and shared gravel driveway. There is ample parking for several cars in front of the magnificent double garage block.

On entering the property, you find yourself in a large entrance hall with central staircase leading up. From this hallway is access to a large dining room, sitting room with fireplace, office/study, downstairs WC, and at the back of the house, overlooking the gardens is the fabulous kitchen/breakfast room. Extensive, modern units, with a central island unit housing the hob are balanced by the breakfast area with French windows leading out. To one side is a utility room.

Upstairs are four very big, double bedrooms with fitted cupboards. The principal bedroom has an ensuite bath and shower room in natural stone. There is a separate family bathroom - again with separate shower which serves the other three bedrooms, all with their own individual character and large windows. The extensive landing area gives ample space for a good reading spot.

Outside and to the rear of the property is a pretty garden, laid mainly to lawn with herbaceous borders, a summerhouse and large patio area. The property is presented in immaculate order and is completely ready to just move into.

### AT A GLANCE

- Entrance Hall
- Study
- Dining room
- Sitting Room
- Downstairs WC
- Kitchen/breakfast room
- Utility room
- Principle Bedroom with ensuite bathroom and shower
- Three further double bedrooms
- Family bathroom with separate shower
- Garden with summerhouse and patio
- Double Garage
- Large gravelled driveway
- Pretty front gardens.



## LOCATION:

Urchfont is a sought after village located at the end of the Pewsey Vale. Just over five miles from the market town of Devizes there is a thriving community shop and post office and a popular pub. There is a strong sense of community with a wide variety of local clubs and activities; the annual scarecrow festival is a local highlight.

Devizes has a wide range of supermarkets and independent shops, restaurants and cafes and there is a thriving weekly produce and antiques market. The town has a cinema (reopening in 2024/25), sports centres and gyms, museum and an amateur theatre.

As well as the village primary school there are several excellent local schools in both the state and private sector including Lavington, Dauntsey's, St Mary's and St Margaret's Calne and Marlborough.

Communications are very good with Bath, Bristol and Salisbury all within an hour, London Paddington just over an hour by train from Chippenham or Pewsey (half an hour), and the M4 and M3 easily accessible.

## SERVICES:

Oil fired central heating

Mains water, drainage

Broadband coverage: Superfast broad band (71mbps) available (Ofcom.org)

Mobile coverage: Likely coverage with major suppliers outside, limited inside (Ofcom.org)

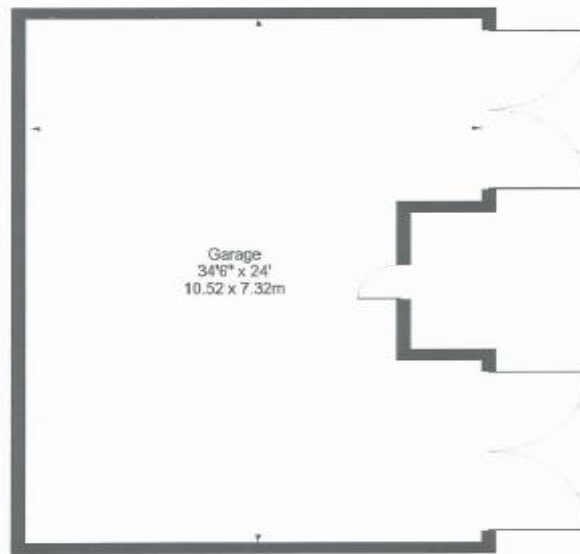
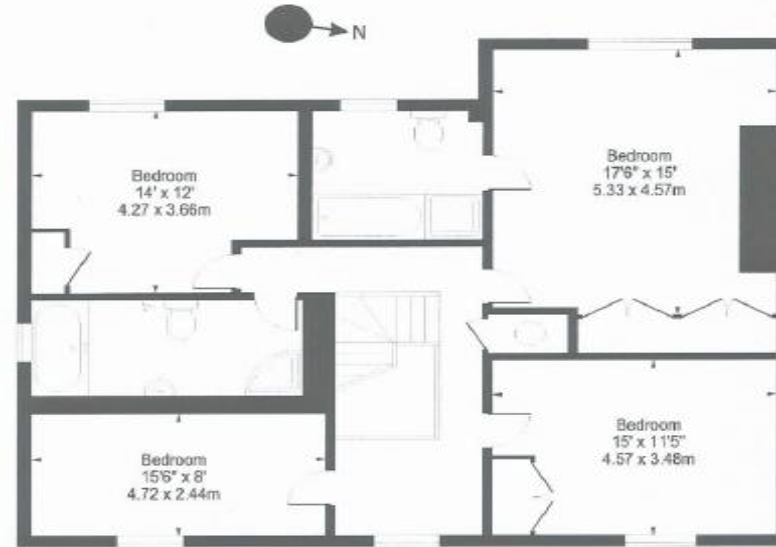
## DIRECTIONS:

Please use the following What3Words Link for directions to the property: <https://w3w.co/spices.wriggle.unsettled>

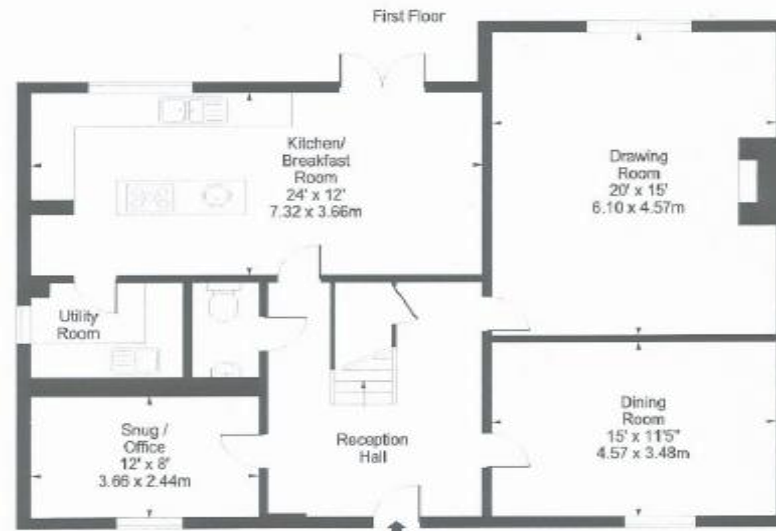
The gate is electric and our agent will open it for you on arrival.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Ground Floor

Approx Gross Internal Area 2318 Sq Ft - 215.34 Sq M  
 (Excluding Garage)  
 Floor Plan from [www.BigPropertyMarketing.com](http://www.BigPropertyMarketing.com)

Marlborough | 01672 552 777 | [marlborough@winkworth.co.uk](mailto:marlborough@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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