



6 BRUNKARDS LANE  
PEWSEY

BREARLEY & RICH  
ESTATE AGENTS



## **6 BRUNKARDS LANE, PEWSEY, WILTSHIRE, SN9 5AP**

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

**A thoughtfully extended detached home in this beautiful, leafy and quiet private location within this well served village. This spacious property offers plenty of flexible family sized accommodation and benefits from a wonderful well appointed kitchen/dining room and a truly fantastic detached garage/hobby room.**

- \* Hallway \* Sitting room \* Four/five bedrooms \* Three bathroom/shower rooms \* Utility room \* Cloakroom/Wet room  
Kitchen/dining room \* Family room \* Private front and rear gardens \* Ample parking
- \* Sizeable flexible use detached garage/outbuilding with potential to convert (subject to applying for and obtaining planning permission)



### **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 railway 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 unspoiled traditional Wiltshire villages. The Kennet and Avon canal runs close by.





## THE PROPERTY

Originally a modest bungalow, this interesting and well presented detached two storey home has been extended and improved to provide a spacious and easy to live in family home. On the ground floor there are three bedrooms, one of which has an ensuite shower room, while the other two are served by a modern bathroom. To the rear of the house is a very sociable area that incorporates a family room that has a wood burner fire. This area in turn leads to a magnificent and well appointed kitchen/dining room, which is very much the heart of the house and also has bi-folding doors and a view over the pretty garden. Just off the dining area is a very useful utility room and cloakroom/wet room and also a back door leading to a covered porch. On the first floor is a fabulous main bedroom that also overlooks the rear garden and has an ensuite shower room. Opposite the main bedroom rooms is a versatile room that could easily be another bedroom or dressing if desire, but equally serves very well as a spacious office.

## OUTSIDE

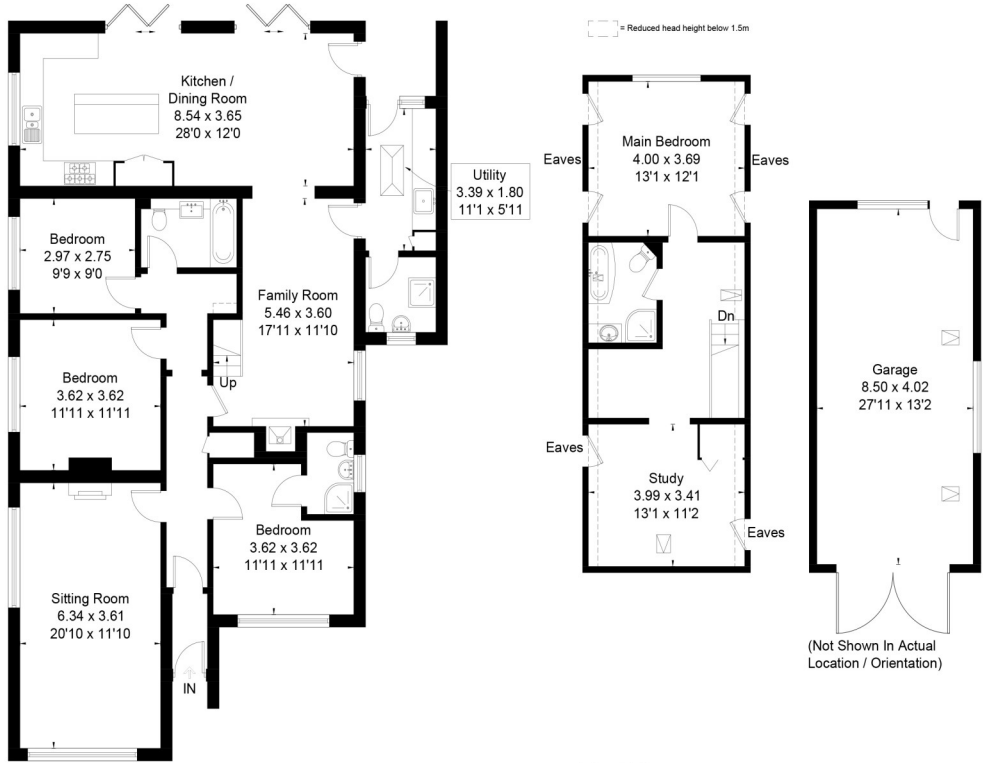
The property occupies a unique location, offering the advantage of feeling semi-rural and yet is a mere stones throw from the centre of Pewsey with direct access to the local supermarket/shops and highly regarded doctors surgery and station as well as everything else this thriving village offers. The garden is a particularly attractive feature of the property being very private with a flat lawn and mature flower beds. There is ample secluded gravel driveway with parking to the rear. Of particular interest is a substantial detached garage/outbuilding that offers multiple uses, particularly for those keen on keeping fit or that have a hobby requiring plenty space and height. The front garden is currently used a vegetable/soft fruits garden.

## SERVICES

Mains electricity, water and drainage. Oil central heating. Council Tax: Band E £2364.



Approximate Floor Area = 190.2 sq m / 2047 sq ft  
 Garage = 34.0 sq m / 366 sq ft  
 Total = 224.2 sq m / 2413 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102443

**BREARLEY & RICH**  
 ESTATE AGENTS

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**01672 514820**  
[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
 1 London Road,  
 Marlborough, Wiltshire, SN8 1PH

Brearley & Rich is a trading name of BR Marlborough Property Ltd, Registered in England and Wales. No 09965215 Registered office, 1 London Road, Marlborough, Wilts