



15 BAILEY CLOSE
PEWSEY, WILTSHIRE

BREARLEY & RICH
ESTATE AGENTS

15 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 modern and well presented detached family home in a sought after and convenient location, offering easy access to the village centre and rail station. No onward chain.
An internal viewing of this property is highly recommended.**

* Reception hall * Sitting room * Dining room * Conservatory * Kitchen/breakfast room * Utility room * Four bedrooms * Family bathroom * En-suite shower room *
Downstairs cloak/wet room * Double garage with driveway parking to front *
* Gardens * Double glazed throughout *



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

A well presented and spacious four bedroom detached family house located within half a mile of the railway station and village shops. Several of the rooms are double aspect making the house lovely and light. The property occupies an elevated position with generous parking and a double garage. Internally, the welcoming reception hall leads to a kitchen/breakfast room, dining room and sitting room with a large conservatory beyond leading to the garden. Also on the ground floor there is a cloakroom which has been enlarged to create a downstairs wet room and a utility room with a door to the outside. The first floor offers four good bedrooms with three having fitted wardrobes. There is a family bathroom and an en-suite shower room to the main bedroom.

OUTSIDE

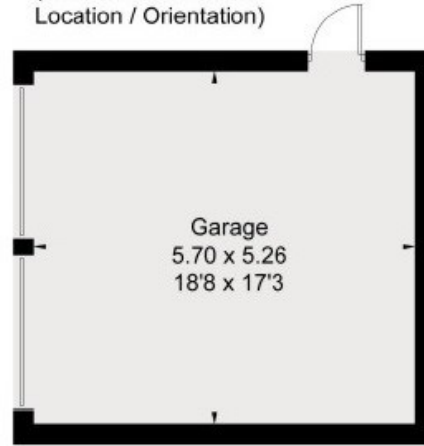
Outside, the property is approached over a drive providing parking for two good sized cars in front of the double garage. Gates around either side of the house lead in to the back garden. There is a paved terrace directly outside the conservatory with a path leading to a pedestrian door in to the garage. Behind the garage there is an area of decking. There is a timber shed and mature shrub borders.

SERVICES

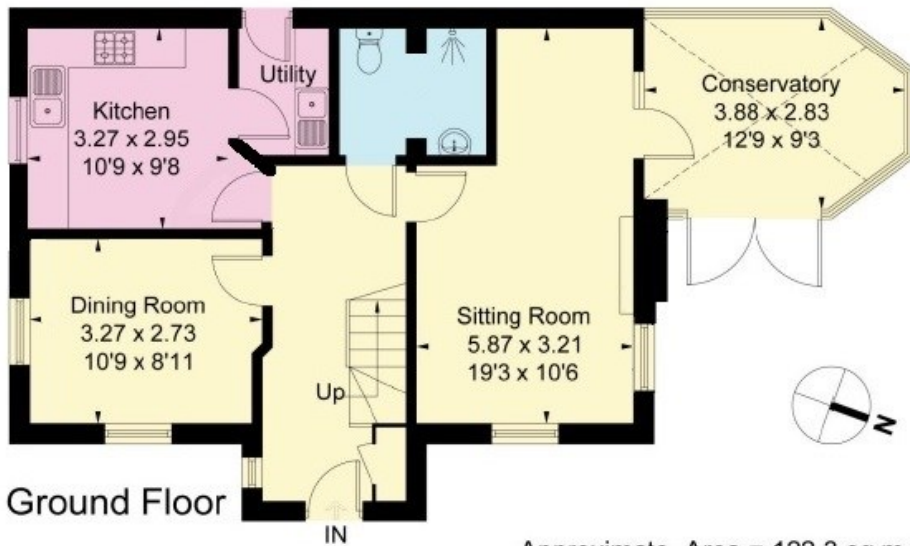
Mains water, drainage and electricity. LPG central heating. Council Tax Band: E



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Approximate Area = 122.3 sq m / 1316 sq ft
 Garage = 29.9 sq m / 322 sq ft
 Total = 152.2 sq m / 1638 sq ft

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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