



**THE OWL PEN
PEWSEY**

BREARLEY & RICH
ESTATE AGENTS

THE OWL PEN, PEWSEY, WILTSHIRE, SN9 5AQ

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

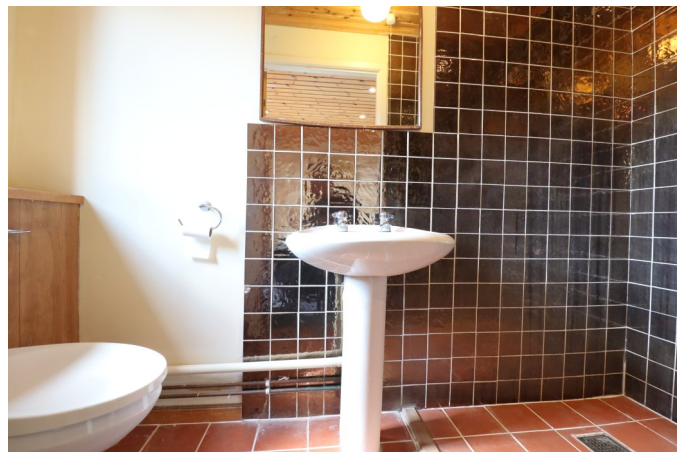
A unique detached home offering stylish accommodation in a very private and central location in the popular village of Pewsey. The property benefits from Eco credentials that were ahead of its time together with a beautiful private garden and off road parking.

* Reception hall * 26' open plan Sitting/dining room/kitchen * Three bedrooms * Two en suite bath/shower rooms * Utility room * Cloakroom *
* Private gardens * Parking * No onward chain *



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

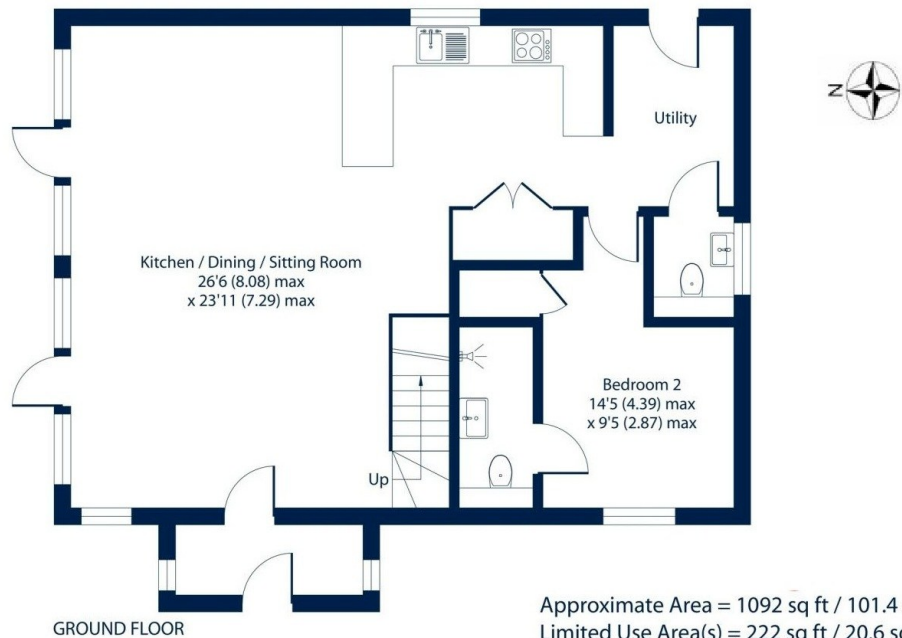
This individual home offers versatile accommodation with a ground floor bedroom and wet room and open plan accommodation. The front door opens on to a reception hall with hanging space and a door leading in to a large and light open plan reception room with plenty of space for separate sitting and dining areas while enjoying the view over the garden from the full width glazed windows and doors. The kitchen is open plan and located in one corner of this open plan room. Beyond the kitchen there is a utility/boot room with a further door to the rear and it is this door which has been used by the owners on a day to day basis, as it also has direct access from the parking area. There is a bedroom with an en-suite wet room style shower room on the ground floor and a separate cloakroom. From the sitting room a stylish timber staircase leads to the first floor where the landing leads to two bedrooms, one of which has fitted storage and a modern en-suite bathroom with window overlooking the garden. The second bedroom on this floor is also a double room and has eaves storage.

OUTSIDE

The property occupies a unique location, offering private accommodation and gardens while being a stones throw from the centre of Pewsey with direct access to the local supermarket and highly regarded doctors surgery as well as everything else this great village offers. The garden is a particularly attractive feature of the property being very private with a flat lawn. Directly outside the sitting room there is a lovely patio with steps leading up to the lawn, bordered with mature shrubs and flower beds. Paths lead around either side of the house to the drive.

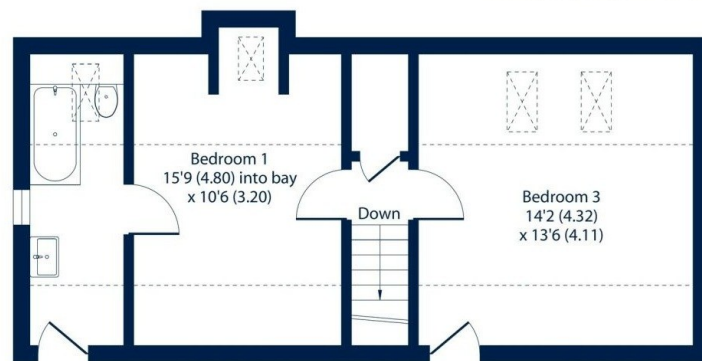
SERVICES

Main electricity, water and drainage. The property has an efficient, low energy heat recovery system and operates on electric heating. The house has triple glazed windows and the ceiling lights are LED. Council Tax: Band C



GROUND FLOOR

Approximate Area = 1092 sq ft / 101.4 sq m
 Limited Use Area(s) = 222 sq ft / 20.6 sq m
 Total = 1314 sq ft / 122 sq m
 For identification only - Not to scale



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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