



Winkworth

**HIGH STREET, URCHFONT, DEVIZES, SN10
GUIDE PRICE £1,225,000 FREEHOLD**

BEECH HOUSE, HIGH STREET, URCHFONT, DEVIZES, SN10

A Grade II Listed house quietly situated overlooking the village pond. Filled with light and warmth, this is a spacious and elegant property with a particularly lovely garden.

Dating back to around 1890, Beech House is a classically beautiful, detached, Grade II Listed village property, overlooking the pond and sympathetically updated and improved by the current owners. The modern kitchen has a large number of spacious units, an Everhot cooker, breakfast seating, space for a large fridge freezer and lots of work surface area. This leads through to the dining room with space for the largest of tables, and a log burner at one end, with a conservatory/garden room off to one side. A tv room also comes off the dining room with another log burner, and a further sitting room is found at the far end of the ground floor - a cosy room with fireplace. Upstairs there are three good double bedrooms, the master with a dressing area and large ensuite bathroom.

Outside the glorious gardens contain a wealth of lovely trees, herbaceous borders, a terrace and decking areas for seating and a large, raised pond. There is also a large barn which the current owners have converted and now provides a further bedroom suite with shower room, a hot tub room, workshop and garaging.

AT A GLANCE:

Ground floor

- Kitchen
- Dining Room
- Garden Room
- Sitting/TV Room
- Second Sitting Room
- Cellar

Upstairs

- Two Double Bedrooms
- Master Bedroom with dressing area and ensuite bathroom
- Family Bathroom

Outside

- Enclosed, mature garden with large pond, water feature and decking area.
- Gated driveway
- Converted barn with bedroom and ensuite shower room, hot tub room, workshop and garage.

Services

- Oil fired central heating, mains water, electricity and drainage
- Wiltshire Council Tax band G
- Grade II listed so EPC exempt
- Superfast Broadband available (56mbps download speed) data from Ofcom.org



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, post office, and a popular pub. There is 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 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.

DIRECTIONS

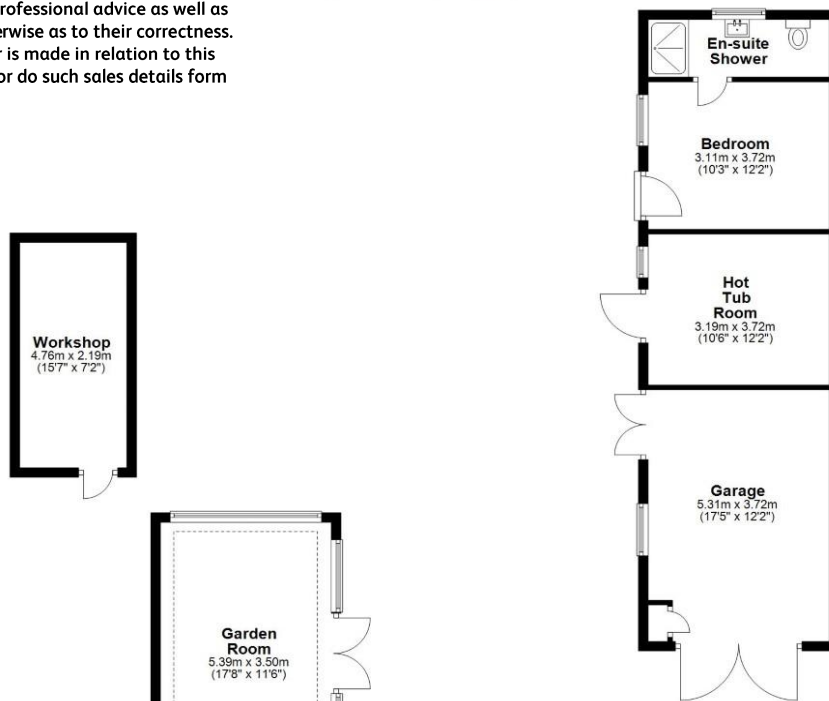
From Devizes, skirt the green and take the a342 Nursted road in the direction of Andover. Continue along this road until you get the sign for Urchfont on the right hand side. Turn here and head into the village. At the small triangle junction by the left hand corner, turn right into the village and just a few hundred yards on, the house will be found on the left, opposite the pond.



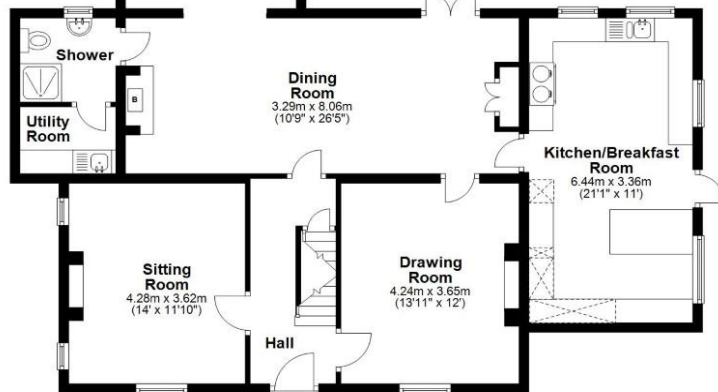
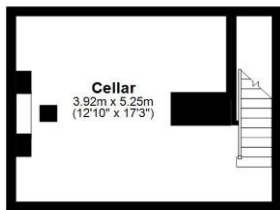
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Ground Floor
Approx. 176.2 sq. metres (1897.0 sq. feet)



Basement
Approx. 20.6 sq. metres (221.4 sq. feet)



First Floor
Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 263.7 sq. metres (2838.9 sq. feet)