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9 Hazel Grove Urchfont, Wiltshire, SN10 4RG

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⌚ Guide Price £699,950

Nestled in the quintessential English village of Urchfont, 'Willow Barn' is a stunning 4-bedroom detached home with excellent eco credentials and an EPC 'A' Rating. Willow Barn has beautiful south-westerly views over open fields towards Oakfrith Wood. Offered with NO ONWARD CHAIN!

- *OFFERS INVITED*
- 4 Double Bedrooms
- READY TO MOVE INTO
- A Fabulous New Home With An 'A' EPC Rating
- Detached Home
- 33ft Open Plan Kitchen/Living/Dining Area
- Solar Panels & Air Source Heat Pump
- Wonderful Countryside Views To Rear
- Private Rear Garden
- Parking On Private Driveway

❖ Freehold

⑩ EPC Rating A



Stamp Duty Incentive on this plot- please contact the agent for more information.

NO ONWARD CHAIN and ready to view! Nestled in the quintessential English village of Urchfont, 'Willow Barn' is a stunning 4-bedroom detached property boasting beautiful south-westerly views over open fields towards Oakfrith Wood.

Willow Barn offers flexible and versatile living space. The ground floor features a spacious open-plan kitchen/dining/living room with Rational sliding doors opening to the garden. The bespoke German-designed kitchen is equipped with Bosch appliances, an island/breakfast bar with Caesarstone worktops, and an induction hob. Adjacent to the kitchen is a large utility room with a back door leading to the side of the property. Completing the ground floor is a separate living room and a separate WC with wall-hung sanitary ware.

The first floor comprises of 4 double bedrooms. The main bedroom includes an ensuite shower room, and a lovely family bathroom accommodates the remaining three bedrooms. Both bathrooms feature contemporary, high-quality sanitary ware and porcelain wall and floor tiling.

Externally there is parking for two cars on the driveway. At the rear of the property is a laid-to-lawn garden with a patio and views over open fields towards Oakfrith Woods. There is a very useful, lockable, bike storage shed in the garden, made by Asgard.

Finished to a high-quality standard throughout and with energy efficiency in mind, this home has been expertly designed to reduce energy bills and carbon footprint with efficient air source heat pumps, PV panels, smart heating controls, underfloor heating to ground floor, solar thermal storage for hot water and infrastructure ready for electric car charging points. There are fabulous countryside walks straight from the home.

Situation

The very picturesque village of Urchfont forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside. The village is renowned for its central duck pond and village Green, fine period properties and has an excellent junior school, Church, popular public house, car garage, dentist, community shop, a very active village hall, a number of societies and other local amenities. The incredible Urchfont scarecrow festival takes place annually around the 1st May bank holiday and was the first of its kind in Wiltshire. Devizes is about six miles away and Pewsey about 10 miles away where there is a mainline railway station (Paddington about one hour), a similar distance away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius. The well renowned public school Dauntsey's School in West Lavington is only a few miles drive away as is the popular Lavington secondary school.

Agent's Note

Please note that the specification was correct at the time of going to print but Acorn Property Group continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn property Group accept the liability whatsoever for any misrepresentation either in these details or orally. Furniture is shown for indicative purposes only and some of the images used are of plot 8, which is the same house type and layout as plot 9. Flooring is separate. Please ask the Agent for more information on the maintenance charge for the development.

Property Information

Services: Mains water, drainage and electricity are all connected.
Heating is via the Worcester Bosch Air Source Heat Pump with underfloor heating.
PV Panels to all homes. Smart heating controls.
EPC Rating 'A.' 10 Year ICW Structural Warranty.
Bat & Bird Boxes installed.





GROUND FLOOR

Kitchen/Dining	10.3m x 3.6m	33' 10" x 11' 10"
Snug	3.5m x 3.5m	11' 6" x 11' 6"



FIRST FLOOR

Bedroom 1	4.8m x 3.3m	15' 9" x 10' 10"
Bedroom 2	3.5m x 3.4m	11' 6" x 11' 2"
Bedroom 3	3.5m x 2.8m	11' 6" x 9' 2"
Bedroom 4	3.5m x 3.4m	11' 6" x 11' 2"

Key
 BS Bike store
 ASHP Air source heat pump

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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