





📍 5 Ballingers, Urchfont, Wiltshire, SN10 4RL

🏠 £400,000

A beautiful 3-bedroom semi-detached home in the quintessential English village of Urchfont.

- 3-Bedrooms
- Semi-Detached Family Home
- Beautifully Maintained Garden
- Immaculately Presented Throughout
- Situated In The Sought After Village Of Urchfont
- Dual Aspect Living Room With Wood Burner
- Superb Kitchen/Diner
- Oil Fired Central Heating
- Driveway Parking

🏡 Freehold

🏠 EPC Rating D





An immaculately presented, 3-bedroom, semi-detached home in the sought after quintessential English village of Urchfont. Homes of this standard, in this location, don't usually stick around for long so book a viewing today to avoid disappointment.

Walking through the front door, you are greeted by an entrance porchway, which leads you into the fantastic space of the living room. The dual aspect living room is flooded with natural light and boasts real wooden flooring as well as a wood burning stove. The real heart of this home is the 19'1ft kitchen/diner, which is beautifully finished with wooden worktops, integral appliances, a range of wall & floor mounted units, ample space for dining and access to the conservatory. Back out into the hallway, a spacious downstairs W/C and utility cupboard complete the downstairs accommodation.

To the first floor, 3-bedrooms await. The principal bedroom has fantastic views to the front which make for a pretty special wake up setting. Bedroom 2 has vaulted ceilings and give a great sense of space while a further single bedroom is also on offer. A modern, family bathroom, with shower over the bath completes the internal accommodation on this wonderful village home.

Externally, a shingled driveway for multiple vehicles and a beautiful rear garden, mostly laid to lawn with well thought out seating areas, making the most of the sun throughout the day.

#### **Situation**

Urchfont is the quintessential English village, renowned for its charming central duck pond, stunning village Green and fine period properties; picturesque and with a thriving community, it is situated in the famous Pewsey Vale surrounded by rolling downland and unspoilt open countryside. There is a successful community shop/post office and Urchfont Church of England Primary School. For Secondary schooling, Urchfont lies in the catchment area of nearby Market Lavington. There is a very popular village public house, The Lamb. There is also a village hall that hosts a wide number of social clubs and societies. For sports enthusiasts the village boasts a Badminton Club, Football and Tennis Clubs, and a Cricket Club. There is also an annual scarecrow festival (Urchfont was the first village in Wiltshire to start one up). Communications are good: The Urchfont Community Bus provides a scheduled bus service from the village to Devizes, Bath, Swindon and Salisbury. Nearby Pewsey has a mainline railway station (Paddington about one hour) and the major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius.

#### **Property Information**

All mains services are connected  
Oil fired central heating  
Council tax band: C  
EPC rating: D





## Ballingers, Devizes, SN10

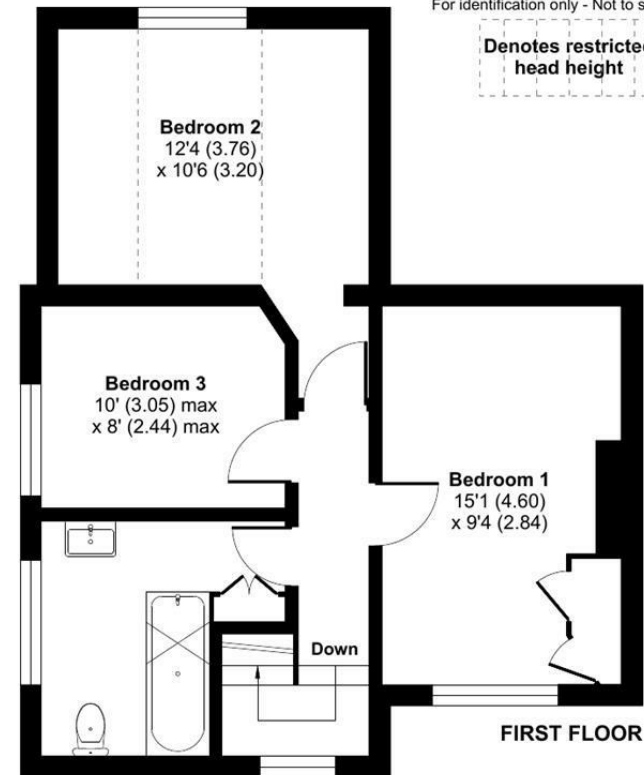
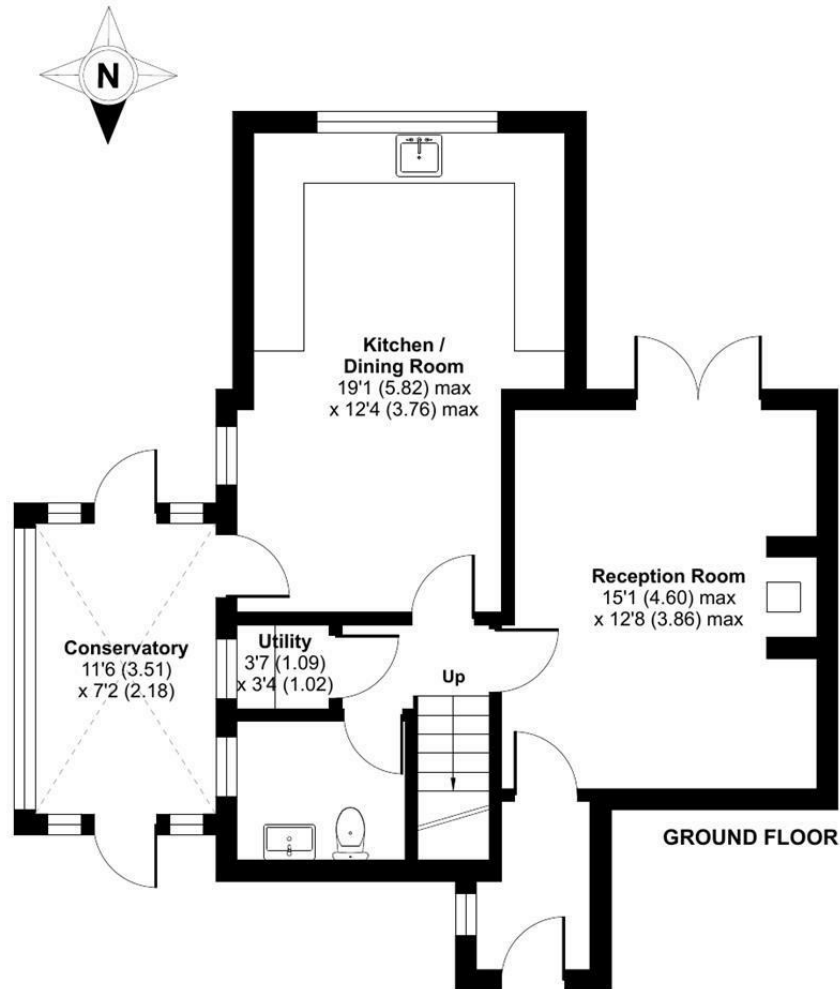
Approximate Area = 1068 sq ft / 99.2 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1119578

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