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3 Manor Close, Urchfont, Wiltshire, SN10 4RE

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⑨ 3 Manor Close, Urchfont, Wiltshire, SN10 4RE

∅ Offers In Excess Of £300,000

A detached chalet style home with great potential to extend and update to ones own individual tastes and requirements, located in the much sought after village of Urchfont.

- Good Sized Chalet Style Property
- Three bedrooms
- 17ft Dual Aspect Sitting Room
- Kitchen & Small Conservatory
- Downstairs Shower Room & Upstairs WC
- Upstairs Study Area
- Single Garage
- Driveway Parking For 2 Cars
- Private West Facing Garden
- No Onward Chain

∅ Freehold

∅ EPC Rating E



Located in an established cul de sac within the quintessentially English village of Urchfont, is this detached 3 bedroom 'chalet style' home offered with no onward chain.

This mature home offers a flexible layout with 3 double bedrooms set over the 2 floors, complemented by a 17ft dual aspect sitting room plus a study area on the first floor that could be used as a cot room/small occasional bedroom. In addition, there is a downstairs shower room plus a handy upstairs separate WC. The fitted kitchen/dining room looks on to the garden and has a door through to a conservatory/breakfast room with slate flooring.

The property has been lovingly owned and maintained by the same family for over 50 years, but is now of an age where some modernisation/updating may be required, thereby offering buyers the chance to put their own stamp on it. There is also a great amount of potential to extend to the side or rear (as others have very successfully done already in the close).

Outside there is driveway parking leading up to a single garage with light and power. The fully enclosed west facing garden is predominantly laid to lawn with established shrubs and planted borders.

An early viewing is strongly recommended as houses in this village are very sought after, and this desirable home would suit both families and those seeking to downsize.

#### Situation

Urchfont has a good range of facilities for a village of its size including The Lamb public house, a Community Shop (with a post office in it), a vibrant Village Hall, a thriving Primary School and a Church together with doctors' (part time) and dentists' (full time) surgeries. Bus services connect the village to adjoining communities and Urchfont has a community bus which travels into Devizes daily and makes trips further afield to towns up to 80 miles away. There are 2 village Greens and a duck pond. On the first weekend in May there is a 3 day scarecrow festival which attracts many thousands of visitors and raises about £20,000 p.a for mainly local causes. Dauntsey's and Market Lavington Secondary School are 2 popular schools that can be found in the nearby villages. Mainline railway stations are located closeby at Pewsey and Westbury.

#### Property Information

Council Tax: Band D.

Services: Oil Heating, mains water, electricity & drainage.



# Manor Close, Urchfont, Devizes, SN10

Approximate Area = 854 sq ft / 79.3 sq m

Limited Use Area(s) = 237 sq ft / 22 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1235 sq ft / 114.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Strakers. REF: 1256131

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