



📍 Stanley House, High Street, Urchfont, Wiltshire, SN10 4QL

🏠 Guide Price £1,100,000

A delightful Georgian home situated in the quintessential English village of Urchfont, opposite the village duck pond.

- Substantial Georgian home
- 4-bedrooms
- Delightful gardens
- Large barn
- Generous plot
- Gravelled driveway parking
- Cellar
- Two reception rooms

🏡 Freehold

📊 EPC Rating F



A substantial and beautifully presented Georgian village house, occupying a prominent position along the High Street in the heart of Urchfont.

Stanley House offers elegant, well-balanced accommodation of excellent proportions, complemented by extensive outbuildings and a generous rear plot.

The ground floor provides a natural flow between formal and informal living spaces. A welcoming entrance leads to a central panelled hall, from which the principal reception rooms are accessed. The drawing room is particularly well proportioned, with high ceilings and excellent natural light, and connects through to the sitting room, allowing flexibility for both entertaining and everyday living. Steps leading to a cellar is also accessed from the hall.

To the rear is an impressive kitchen/dining room, formerly the carriage house, and now a striking space with an AGA forming a focal point. Doors open directly onto a south facing, walled courtyard garden, creating an ideal setting for outdoor dining. Adjoining the kitchen are a home office, cloakroom and generous utility room, with access to the open bay garage beyond.

On the first floor are four double bedrooms, all light and well proportioned. The principal bedroom benefits from a large en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

Externally, the property is approached through gates onto a gravelled driveway providing parking. A west facing patio leads onto an extensive lawned garden with mature borders, beyond which lies a productive vegetable area and a further section of wildlife garden. At the rear stands a large barn of approximately 2,200 sq ft.

A fine period home combining character, versatility and outbuildings in one of Wiltshire's most sought after villages.

#### 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 to meet the demands and needs of residents and the Urchfont Church of England Primary School was recently awarded Good status by Ofsted. For Secondary schooling, Urchfont lies in the catchment area of nearby Market Lavington and the well-regarded Dauntsey's School. There is a very popular village public house, The Lamb. There is also a village hall that hosts an incredible 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. Direct links to the M3 and M4 are close by.

#### Property information

Agents notes: The property is situated within a conservation area. There are covenants with an overage on the barn, which is listed as curtilage to the neighbouring property.

Oil fired central heating. Mains water, drainage and electricity are connected.

Tenure: Freehold

EPC rating: F

Council tax band: G



# Stanley House, High Street, Urchfont, Devizes, SN10

Approximate Area = 2427 sq ft / 225.4 sq m (excludes cellar and open bay garage)

Outbuilding = 2205 sq ft / 204.8 sq m

Total = 4632 sq ft / 430.2 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). © ncthemcom 2026. Produced for Strakers. REF: 1420826

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