



**strakers**

18 Smiths Close, Pewsey, SN9 5JT

In branch | Online | On the move  
[strakers.co.uk](http://strakers.co.uk)

⑨ 18 Smiths Close, Pewsey, SN9 5JT

⌚ £340,000

A lovely three bedroom semi-detached home with garden, garage and walking distance to village centre and train station

- \* Viewings from 6th January 2025 Onwards
- Three Bedroom Semi-Detached Home
- Secure Garage
- Walking Distance to Village and Train Station
- Currently Rented
- Superb Surrounding Countryside Walks
- Allocated Parking
- Quiet and Private Position
- Vacant Possession
- No Chain

❖ Freehold

⑩ EPC Rating D



Strakers are excited to present 18 Smiths Close, Pewsey, a well-maintained three-bedroom family home. Located in a popular residential area, this property offers a comfortable and modern living environment, perfect for families seeking a well-connected and peaceful home.

The ground floor features two spacious, light-filled reception rooms. The living room is a dual-aspect space, with a bay window that allows natural light to flood the room. French doors open from the living room to an attractive conservatory, which boasts a tiled floor and French doors leading out to the garden, creating an ideal setting for outdoor living and entertaining.

The second reception room, currently used as a dining room, is a versatile space that could also serve as a home office, playroom, or additional lounge area. The modern kitchen, installed in 2017 by Howdens, includes a range of wall and floor units, built-in hob and oven, and ample space for additional appliances. Completing the ground floor is a convenient cloakroom with a white WC and basin.

On the first floor, there are three well-proportioned double bedrooms. The master bedroom is a carpeted double room with built-in wardrobes and the added benefit of an ensuite, which includes a shower cubicle, WC, and basin. The second and third bedrooms are also carpeted double rooms, offering plenty of space for family living. The family bathroom, installed in 2017, features a modern suite with a bath, a screen and shower above, WC, and basin.

The property is heated by electric heating throughout. Outside, there is a beautifully landscaped rear garden, primarily laid to patio and lawn, offering a lovely space for outdoor relaxation. A pedestrian door leads from the garden to the garage, which, along with an allocated parking space, offers excellent storage and parking options.

This property is a fantastic opportunity for families looking for a home in a desirable location.

#### Property Information

Council Tax: Band D

EPC Rating: D

Services: Mains water, drainage and electricity are all connected. Electric Heating. Wiltshire County Council

#### Location

Pewsey is a charming village nestled in the picturesque Wiltshire countryside, renowned for its scenic beauty and rich historical heritage. Located along the banks of the River Avon, Pewsey boasts a vibrant community spirit and offers a blend of traditional English village charm with modern amenities. The village is home to the famous Pewsey White Horse, a striking chalk hillside figure, and hosts the annual Pewsey Carnival, one of the oldest in the country. With its inviting pubs, local shops, and close proximity to the North Wessex Downs Area of Outstanding Natural Beauty, Pewsey is a desirable destination for those seeking a serene yet active rural lifestyle. Its excellent transport links, including a direct train service to London, make it an ideal location for commuters and visitors alike.



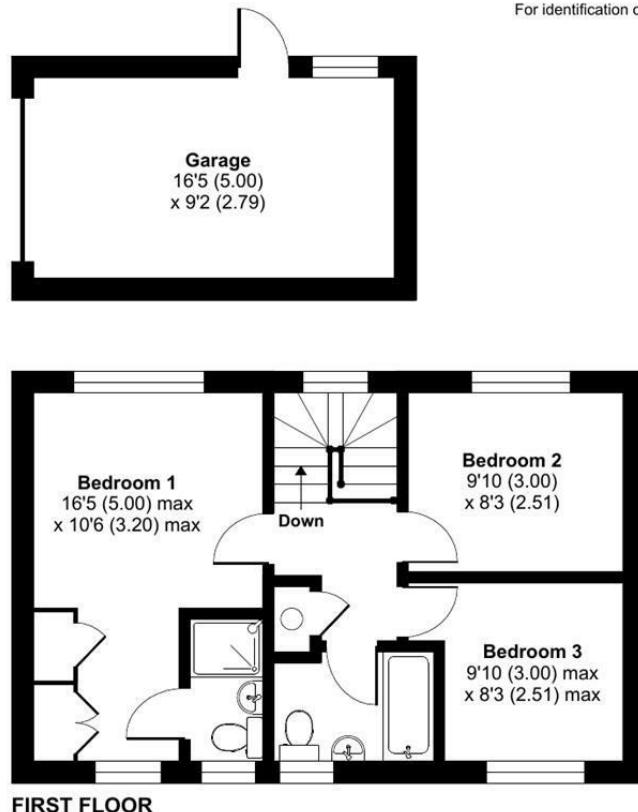
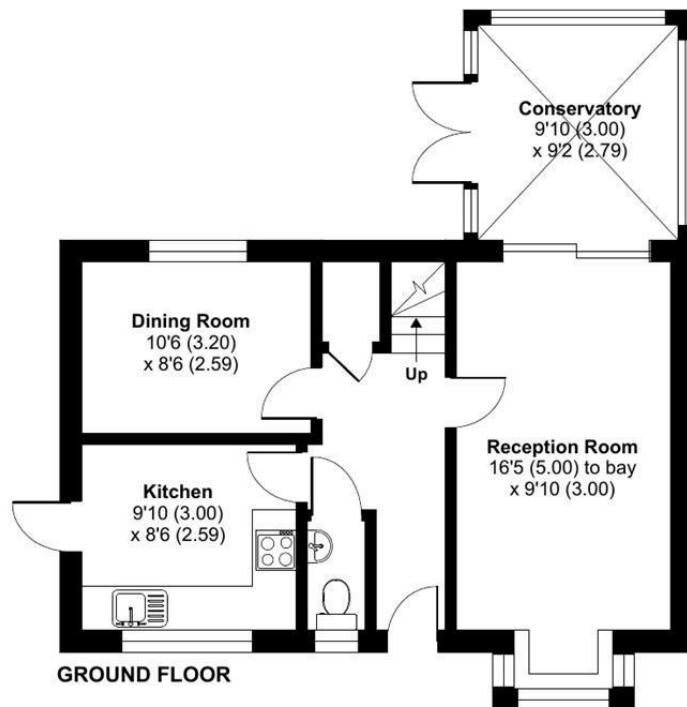
# Smiths Close, Pewsey, SN9

Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 151 sq ft / 14 sq m

Total = 1170 sq ft / 108.6 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). ©nichecom 2024.  
Produced for Strakers. REF: 1220147

**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.

# strakers

For further details 01380 723451  
devizes@strakers.co.uk

In branch | Online | On the move  
strakers.co.uk