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Plot 10 Hazel Grove, Urchfont, Devizes, Wiltshire, SN10 4RG

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⑨ Plot 10 Hazel Grove, Urchfont, Devizes, Wiltshire,  
SN10 4RG

⌚ Guide Price £975,000

A luxurious 4 bedroom detached home with an EPC 'A' rating, set in one of Wiltshire's most prestigious villages with wonderful rural views and a double garage with plenty of private parking.

- LAST HOME REMAINING!
- 4 Bed Detached Home
- Stamp Duty Incentive - T&C's Apply
- Fabulous Countryside Views To The Rear
- Impressive Open Plan Kitchen/Dining/Living Room and Separate Study and Living Room
- Double Garage and Private Parking for 4-6 Cars
- Popular Village Location
- 10 Year Warranty
- Private Garden with Additional Paddock Area
- Air Source Heat Pump, Solar Panels, EV Charger

❖ Freehold

⑩ EPC Rating A



\*LAST HOME REMAINING!\*

Save £000s on Stamp Duty\*. Acorn are offering to pay the full Stamp Duty on homes reserved and completed by the end of March 2026\*. This could be your opportunity to have a very special new year!

This beautifully designed family home has an incredible vaulted entrance hall and galleried landing with floor to ceiling glazing. There is a light and airy dual aspect lounge, a flexible study/snug, cloakroom, and a fantastic open plan kitchen/dining/living area with Rational sliding doors to the garden. The bespoke German designed kitchen features a sizable island/breakfast bar, Caesarstone worktops and upstands and a range of quality 'Bosch' integrated appliances including a built-in oven, dishwasher, full length fridge and separate freezer and an induction hob with recirculating hood. There is also a separate utility room with a door to the garden.

On the first floor, set off the stunning landing are 4 double bedrooms, 2 with en suite shower rooms, and a lovely family bathroom (all with contemporary quality sanitary ware, porcelain wall and floor tiling). The third bedroom also enjoys spectacular views from the 'Juliet' balcony.

Outside, there is a block paved driveway with parking for 4-6 cars to the front plus a double garage. A paved patio opens on to a large private rear garden with the added benefit of an additional paddock area with wonderful countryside views beyond.

Finished to a high-quality standard throughout and with energy efficiency in mind, this property has been expertly designed to reduce energy bills and carbon footprint with efficient air source heat pumps, PV panels, smart heating controls, under floor heating to ground floor and radiators on the first floor, solar thermal storage for hot water and infrastructure ready for a electric car charger.

#### Situation

The picturesque village of Urchfont forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside. The village is renowned for its duck pond and village Green, fine period properties and has an excellent junior school, Church, popular public house, 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). The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius. Dauntsey's School in West Lavington is only a few miles drive away as is the popular Lavington secondary school.

#### Property Information

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

Please note the internal photos are taken of plot 11 which is the exact same house type as plot 10.

#### Agents Notes

The address may not be the final postal address. Acorn are offering to pay the full Stamp Duty on homes reserved and completed by the end of March 2026. The offer is available on main residence purchases only and is not available on: Second homes, Buy-to-let purchases, Investment purchases. The Stamp Duty contribution will cover the Stamp Duty Land Tax (SDLT) payable at the prevailing rate for the qualifying purchase, based on the purchase price agreed at reservation. The contribution will be made as a financial allowance on completion and will not be paid directly to the purchaser prior to completion. The offer is non-transferable, has no cash alternative, and cannot be used in conjunction with any other incentive or promotion unless expressly agreed in writing by Acorn Property Group. If the purchase does not complete by 31 March 2026 for any reason, the offer will no longer apply, regardless of reservation date. Acorn Property Group reserves the right to: Withdraw or amend the offer at any time prior to reservation - Substitute an alternative incentive of equivalent value at its discretion. The offer





#### GROUND FLOOR

Kitchen/Dining	5.3m x 4.2m	17' 5" x 13' 9"
Living	5.4m x 3.5m	17' 9" x 11' 6"
Family Room	5.3m x 3.2m	17' 5" x 10' 6"
Study	2.6m x 2.5m	8' 6" x 8' 2"

#### FIRST FLOOR

Bedroom 1	3.7m x 3.4m	12' 2" x 11' 2"
Bedroom 2	3.8m x 3.4m	12' 6" x 11' 2"
Bedroom 3	4.2m x 3.5m	13' 9" x 11' 6"
Bedroom 4	3.3m x 3.2m	10' 10" x 10' 6"

Key  
 ASHP Air source heat pump  
 — Restricted head height

**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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