





📍 Primrose Barn Hazel Green, Urchfont, Wiltshire, SN10 4RG

🏠 Guide Price £950,000

A most impressive single storey contemporary detached home set in the highly sought after village of Urchfont with wonderful countryside views to the rear. This EPC 'A' rated bespoke property is finished to a high-quality standard with a luxurious specification and energy efficient design.

- Primrose Barn Is An Incredible Single Storey Detached Home
- ONLY 4 HOMES REMAINING!
- Fantastic Rural Views To The Rear
- 4 Double Bedrooms
- Open Plan Vaulted Kitchen/Living Room
- 2 En Suite's + Family Bathroom
- Triple Car Port
- 'Best Kept Village' Winners 2023
- Air Source Heat Pump & Solar Panels
- EPC Rated A

🏡 Freehold

🏠 EPC Rating A





'Hazel Green' is perfectly nestled on the edge of Urchfont, the village that won the 'Best Kept Village' Competition in 2023. The village comprises of a village shop run by the local community, the village hall, St. Michael and All Angels Church and the popular Urchfont Primary School.

Experience high-specification living in this 3/4 bedroom detached, single-storey home by Acorn Property Group. Primrose Barn is actually the only single storey home on this prestigious development.

The home boasts a spacious open plan kitchen/breakfast room with vaulted ceilings and Rational sliding doors leading to the rotavated garden, capturing the wonderful rural views. The superb contemporary German fitted kitchen has Caesar stone worktops, a large island and a range of integrated 'Bosch' appliances. There is a useful utility room with a separate side entrance. Separated from the main residing area, there are three double bedrooms (2 en-suites) and a separate family bathroom serving the third bedroom. There is a versatile 4th double bedroom which could be used as a large living room if so preferred.

Outside, there is a three bay car port to the front of the property. To the rear is a rotavated garden with wonderful views overlooking the open countryside.

Finished to a high-quality standard throughout and with energy efficiency in mind, this exclusive development of 3 and 4 bedroom homes have 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, solar thermal storage for hot water and infrastructure ready for electric car charging points.

**Situation**

The very picturesque village of Urchfont forms part of the famous Pewsey Vale with its surrounding rolling downland and countryside. The village is renowned for its central duck pond and village Green, fine period properties and has an excellent junior school, Church, popular public house, car garage, 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), a similar distance away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius. The well renowned public school 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. PV Panels to all homes. Smart heating controls. EPC Rating 'A.' 10 Year ICW Structural Warranty. Bat & Bird Boxes installed.

**Agents Note**

Please note that the specification was correct at the time of going to print but Acorn Property Group continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. 2 of the internal images are CGIs (computer generated images) . The remainder of the photos are taken from the show home on site (plot 11) as an example of the specification used by Acorn and are not specific to this plot. Please note that the video tour is for plot 11 (the show home) and not for plot 12, it is to give an example of the Acorn Build Specification. Flooring and turf is not included.

**Acorn**

Acorn is an independent development and regeneration specialist that has, for many years, successfully created a range of residential-led refurbishment and new build schemes. Passionate about their 'different by design' ethos, each development is carefully and thoughtfully designed around its locality and future occupiers, whilst maintaining the high quality and bespoke design synonymous with Acorn. They make buying a property as simple as possible. Taking care and attention to ensure the buyers are supported every step of the way throughout the buying process.





<b>Kitchen/Dining/Living</b>	9.1m x 5.4m	29' 10" x 17' 9"
<b>Bedroom 1</b>	3.9m x 3.9m	12' 9" x 12' 9"
<b>Bedroom 2</b>	3.9m x 2.9m	12' 9" x 9' 6"
<b>Bedroom 3</b>	3.2m x 3.1m	10' 6" x 10' 2"
<b>Snug/Bedroom 4</b>	3.8m x 3.7m	12' 6" x 12' 2"

<b>Key</b>	
BS	Bike store
ASHP	Air source heat pump
RL	Roof light
ST	Sun tube

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 firm's 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.