



📍 The Rookery, 25 Raffin Lane, Pewsey, SN9 5HJ

🏠 £685,000

A well appointed four bedroom detached home in a quiet position in Pewsey finished to an excellent standard with landscaped gardens and private copse to rear.

- Four Bedroom Detached Family Home
- 0.46 Acre Plot in Total
- Landscaped Gardens with Private Copse to Rear
- Log Burner & French Doors to Garden
- Quiet Location
- Walking Distance into Village and to Amenities
- Finished to a Good Standard Throughout
- Master Bedroom With Juliet Balcony and Vaulted Ceiling
- Walking Distance to Pewsey Train Station
- Viewings are Highly Recommended

🏡 Freehold

📊 EPC Rating D



Nestled in a peaceful and highly desirable part of Pewsey, this exceptional four-bedroom detached family home offers generous and flexible living space, beautifully blending timeless period charm with the ease and functionality of contemporary living. With warm wooden floors underfoot, exposed timber beams overhead, and striking character brickwork throughout, this thoughtfully designed property delivers a welcoming, character-rich environment that's both stylish and practical for modern life.

At the heart of the home lies the expansive open-plan living and dining area—a bright and inviting space that benefits from an abundance of natural light streaming through wide double patio doors. The focal point is a handsome red brick fireplace housing a wood-burning stove, perfect for cosy evenings with family or entertaining guests on cooler nights. A second reception room adds valuable versatility, serving as a reading room, a media room, or an ideal spot for children to relax & play. There is a further separate study to WFH. The well-appointed kitchen is both functional and charming, offering an extensive range of fitted wall and base units, an electric range-style cooker, and designated space for a dishwasher and fridge/freezer. There is ample room for a breakfast table, perfect for casual meals or morning coffee and opens up to a utility area providing further storage, laundry appliances and further sink.

Upstairs, four generously sized double bedrooms offer comfort and tranquility. The master suite stands out with its vaulted gabled ceiling, Juliet balcony overlooking the garden, and a luxurious en-suite bathroom complete with both a bath and separate shower.

Outside is a landscaped rear garden with a paved patio, lawn, mature borders, two sheds, and a summer house converted to a bar. Beyond a five-bar gate lies a tranquil quarter-acre wildlife area with a pond, copse, and chicken coops.

To the front, there's parking for several vehicles and an EV charging point.

#### Location

Pewsey is a charming and historic village nestled in the heart of Wiltshire's picturesque countryside. Situated within the North Wessex Downs Area of Outstanding Natural Beauty, it offers a perfect blend of rural tranquility and community spirit. The village boasts a variety of local amenities including independent shops, a supermarket, cafés, pubs, and a leisure centre with a swimming pool. It's also home to several primary and secondary schools, making it ideal for families.

Pewsey has a rich heritage dating back to Saxon times and retains much of its traditional character, with scenic walks along the Kennet & Avon Canal and open access to surrounding downland. The village hosts the renowned Pewsey Carnival, a major annual event that brings the whole community together in celebration.

Despite its peaceful setting, Pewsey is extremely well connected. It benefits from its own railway station with direct services to London Paddington in just over an hour, and easy road access to Marlborough, Salisbury, and Swindon. With its welcoming atmosphere, natural beauty, and excellent transport links, Pewsey offers a truly desirable lifestyle in the Wiltshire countryside.

#### Property Information

Council Tax: Band: F

EPC Rating: D

Services: Mains water, drainage and electricity are all connected. Oil Central Heating.

Wiltshire County Council

Super Fast Broadband - 900mps



# Raffin Lane, Pewsey, SN9

Approximate Area = 2036 sq ft / 189.1 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Total = 2066 sq ft / 191.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1283562

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