



📍 20 Manor Court Swan Road, Pewsey, SN9 5DW

🏠 £310,000

A well appointed two bedroom end of terrace house in the popular over 55s development of Manor Court in Pewsey with a friendly community of residents and overlooking beautiful courtyard gardens and adjacent woodland and stream.

- Two bedroom end of terrace house
- West facing
- Beautiful views over communal landscaped gardens
- Adjacent garage and parking
- Resident manager
- Walking distance to shops and village centre
- Spacious open plan lounge/dining room
- Modern kitchen with access to private rear courtyard garden

🏠 Leasehold

🏠 EPC Rating E



An attractive and well presented two bedroom house situated within this highly regarded development on the south side of the thriving Wiltshire village of Pewsey. Enjoying a pleasant outlook over the beautifully landscaped gardens and adjoining woodland, the property offers light and spacious accommodation throughout. The generous sitting room provides a natural dining area to the rear, while the adjacent modern kitchen has direct access to the private courtyard garden, creating an ideal space for relaxing or entertaining. A downstairs cloakroom completes the ground floor accommodation.

To the first floor are two double bedrooms, both benefiting from built-in wardrobes, together with a large shower room. The property also benefits from double glazing, electric heating and a garage.

Manor Court is a purpose-built retirement development for the over 55s managed by Cognatum Estates, a not-for-profit organisation. Number 20 is located on the sought-after private rear row of cottages on the property. The development benefits from an on-site manager together with a range of useful resident facilities, all within easy reach of the village amenities and mainline railway station.

Property Information

Property Information - Tenure: Leasehold

Services: Effective storage heating, Mains Water, and Electricity. Mains Drainage. Resident managers and alarm system.

Council Tax Band: E

EPC Rating: E

Service charge is currently £7,724. Reviewed annually.

Lease is 150 years from 29 Sept 1979 (103 years remaining)

Ground Rent - Peppercorn

Location

Pewsey is a charming and vibrant village set in the heart of the Vale of Pewsey, an Area of Outstanding Natural Beauty surrounded by rolling countryside and chalk downs. The village enjoys an excellent location approximately 6 miles south of Marlborough, 20 miles west of Newbury and around 25 miles north of Salisbury.

Pewsey benefits from a mainline railway station with direct services to London Paddington in just over an hour, making it popular with commuters seeking a countryside lifestyle. The village offers a strong sense of community together with a good range of everyday amenities including a Co-op supermarket, independent shops, pubs, cafes, a doctor's surgery, library and leisure centre with swimming pool and gym facilities.

Local schooling includes Pewsey Primary School and Pewsey Vale Secondary School, while the surrounding area offers a number of well regarded state and independent schools. Pewsey is also well known for its historic annual carnival, reflecting the village's rich heritage and vibrant community spirit.

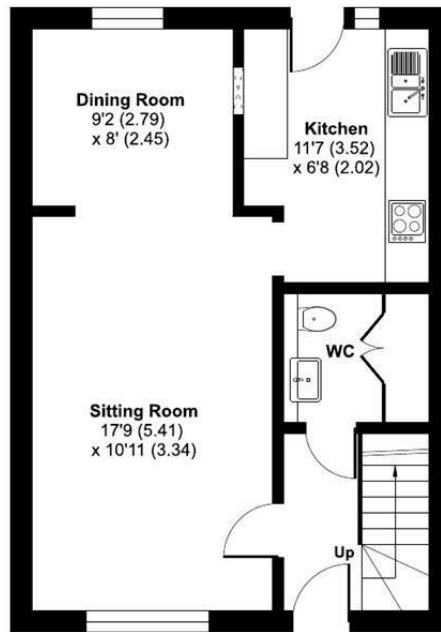


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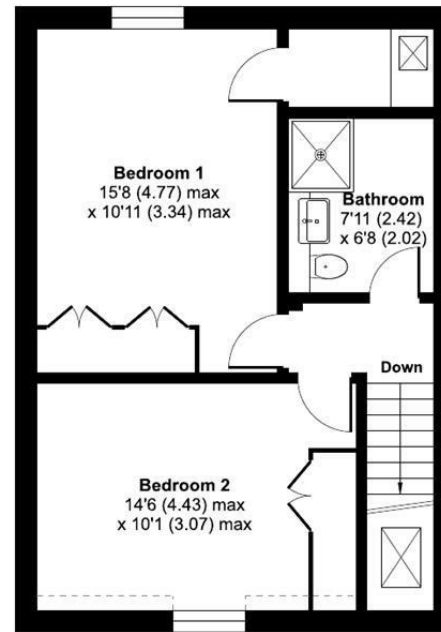
Approximate Area = 950 sq ft / 88.2 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale

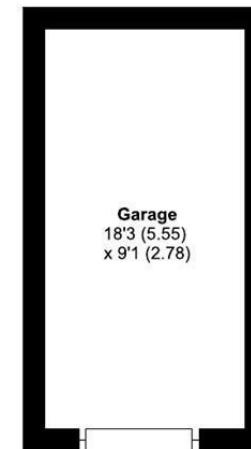
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Garage
18'3" (5.55)
x 9'1" (2.78)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1456194

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