



HONEYSTREET,
PEWSEY

Carter Jonas

1-2 THE LAURELS, HONEYSTREET, PEWSEY, WILTSHIRE, SN9 5PX

A STYLISH PERIOD HOUSE IN AN IDYLIC CANAL SIDE LOCATION AND BENEFITING FROM RURAL SOUTHERLY VIEWS.

KEY FEATURES

- 2455 square feet
- Rural location
- Detached, period property
- Five bedrooms
- Two bathrooms
- Garage and driveway parking
- Garage and outbuildings
- Gardens
- Walking distance to pub and Café



SITUATION

1-2 The Laurels enjoys a canal side location in the popular hamlet of Honestreet, a community of predominately period houses built largely in the 19th Century around the waterway. It is an idyllic situation at the heart of the rural Pewsey Vale, which is designated as an Area of Outstanding Natural Beauty. The property enjoys open views to the front and faces the Marlborough Downs and the famous White Horse to the rear. Local amenities include the Barge Inn and the Honeystreet Café both popular with cyclists and walkers. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community, and boasts the oldest carnival in Wiltshire. The village provides a comprehensive range of shops and amenities including well-regarded private and state schools, a sports centre with swimming pool, various pubs and restaurants. Pewsey has a main line rail station with services to London Paddington. The market town of Marlborough is situated c9 miles to the north-east. The Kennet and Avon canal flows to the rear and there is a myriad of footpaths and bridleways giving access to lovely walking, riding and cycling opportunities. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

DESCRIPTION

Built in the mid-19th Century, 1-2 The Laurels is a charming and stylish period house of brick and sarsen stone elevations under a slate tiled roof. Extending to just under 2,500 sq.ft, well-proportioned rooms give excellent flow of accommodation with the inviting and spacious entrance hall setting the tone. The house enjoys an elegant feel, tastefully decorated throughout which enhances the natural light.

The main sitting room is the heart of the house and is a lovely, elegant room centred around the open fireplace. Reception space is not in short supply and on the other side of the entrance hall is an additional sitting room, from where you can also access the rear garden.

There is a large custom-built kitchen with a wide range of fitted units, granite worksurfaces and complete with oil fired 4 oven Aga. The tastefully decorated dining room, with hardwood flooring, offers a great space to entertain or for family meals.

The Victorian style conservatory, located off the dining room, offers a particularly useful space and doubles up as the ideal dog/boot room. The ground floor accommodation is completed by the downstairs cloakroom and separate utility room.

The staircase leads up to a generous landing on the first floor. The principal bedroom is located at the western end of the house and benefits from a good-sized ensuite bathroom. There is also a door leading through to the next-door bedroom, which is currently being utilised as a dressing room. There are three further bedrooms which are all served by the well-appointed family bathroom.

OUTSIDE

The house is approached off a narrow single-track lane, through a gateway to a gravelled parking area for several vehicles. Outbuildings include the timber garage, adjoining stabling/storage and the substantial timber outbuilding located in the far corner of the garden. This room could have several uses, such as a home office, games room or gym.

A key feature of this property is the beautifully maintained and well stocked garden, which surrounds the house and enjoys great privacy. The owners have taken great care in creating and maintaining this exceptional garden, which is arranged over three landscaped levels, and there are a wonderful array of plants, shrubs and trees to enjoy. There is a large, paved terrace, with a pond, which offers the ideal place to sit and relax in the warmer months. On the top tier is the impressive vegetable garden with raised beds and the substantial greenhouse.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. oil fired central heating.
- Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

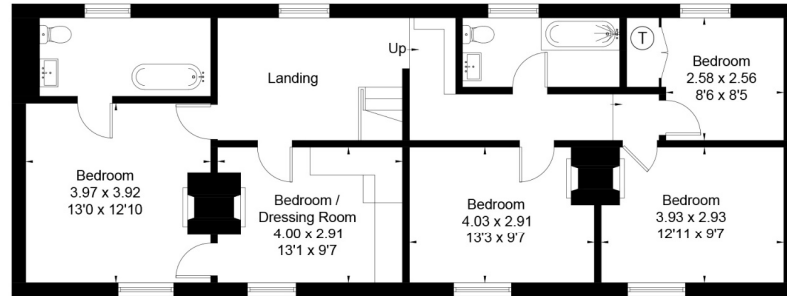
GUIDE PRICE £1,200,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

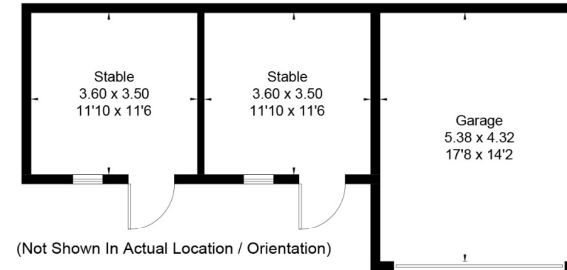




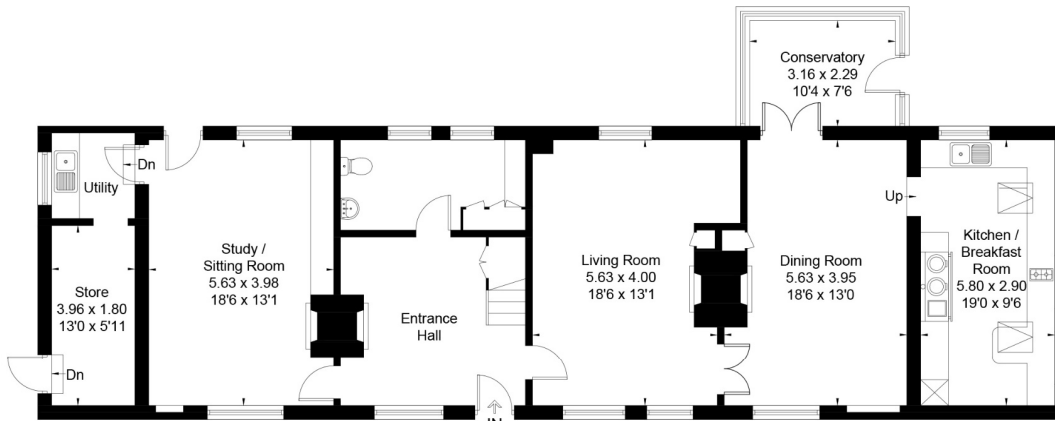
1-2 The Laurels, Honeystreet Pewsey SN9
 Approximate Area = 2455 sq ft / 228.1 sq m
 Garage = 250 sq ft / 23.2 sq m
 Outbuildings = 271 sq ft / 25.2 sq m (Excluding Shed)
 Total Area = 2976 sq ft / 276.5 sq m



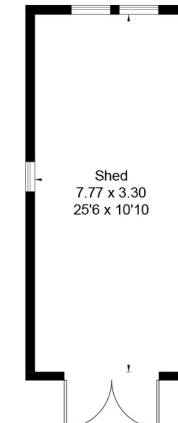
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69112

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Classification L2 - Business Data