



WHATLEY DRIVE,  
PEWSEY

Carter Jonas

## 6 WHATLEY DRIVE, PEWSEY, WILTSHIRE, SN9 5AR

### AMENITIES

- Freehold
- Service charges c£720pa
- Entrance Hall
- Cloakroom
- Kitchen
- Living/Dining room
- Master Bedroom with En-suite
- 1 Further Bedroom
- Bathroom
- Courtyard Garden
- Allocated Parking

### SITUATION

6 Whatley Drive is ideally placed for all local facilities and the mainline station. Pewsey is an historic town with origins stretching back to Saxon times, and is small thriving community set in the beautiful Wiltshire downland countryside of the Pewsey Vale. It offers schools, a bistro, shops, a sports centre with swimming pool and a traditional country market. Communications are excellent as Pewsey is served by a mainline station. London (Paddington) is approximately one hour away. The historic market town of Marlborough is some 6 miles to the north and some 12 miles beyond is the access to the M4 motorway.

### DESCRIPTION

Constructed to a high specification by Redcliffe Homes in 2014, this former show home combines contemporary and traditional features including solid wood casement windows, oak veneer doors with chrome door furniture and a fully fitted kitchen with AEG integrated appliances. The good-sized sitting room has French doors opening to the rear garden.

The first floor comprises a principal bedroom with en-suite shower room. Both this and the main bathroom are fitted with Roca sanitary ware and Hansgrohe showers in the family bathroom. The second bedroom is also a good double room.

Designed exclusively for the over 55's the property is set around courtyard garden with its own patio providing the ideal 'al fresco' dining area. Outside there is a courtyard garden together with a communal area and allocated parking space.

### OUTSIDE

A lawned communal area with private patio and an allocated parking space.

**A DELIGHTFUL TWO BEDROOM PROPERTY FOR THE OVER 55'S, PRESENTED IN VERY GOOD ORDER THROUGHOUT.**



### SERVICES AND MATERIAL INFORMATION

- Freehold
- Service charge c£720pa for management of communal grounds
- Mains water, mains drainage. Air Source Heat Pump.
- Council tax band: C - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE:** £275,000 (Subject to Contract)

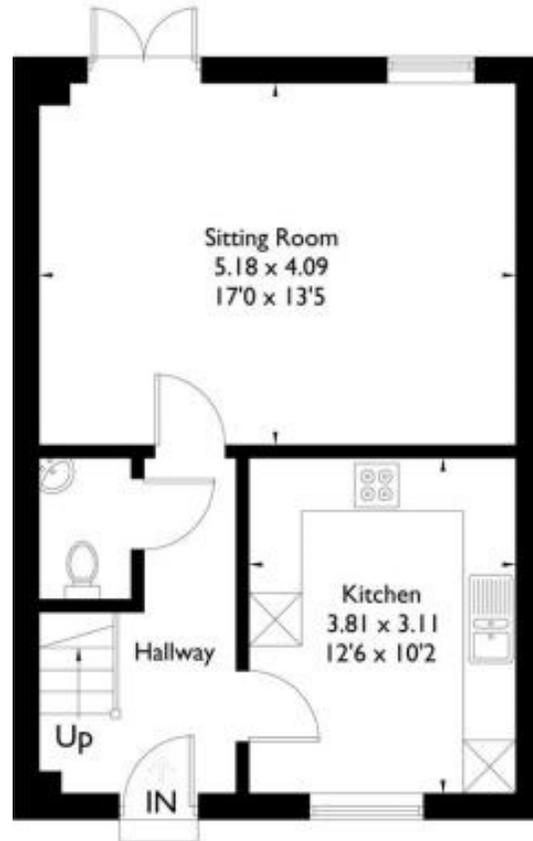
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



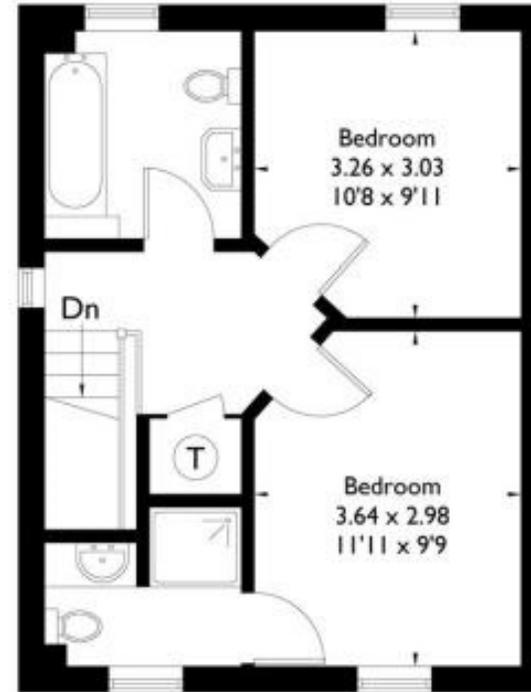
Classification L2 - Business Data

# 6 Whatley Drive, Pewsey, SN9 5AR

Approximate Gross Internal Area = 83.4 sq m / 898 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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