



**THE FURZE,
NORTH NEWNTON, PEWSEY**

Carter Jonas

THE FURZE, UPAVON ROAD, NORTH NEWNTON, SN9 6JS

AMENITIES

- Four-bedroom house
- One bed annexe
- Detached
- Garage and ample driveway parking
- Beautiful Mature Garden
- Highly Sought After Location

SITUATION

The small hamlet of North Newnton is located close to the villages of Rushall and Upavon which has a village shop, post office, doctors surgery, golf club and pub. The larger village of Pewsey is only about 3 miles away and has a further selection of shops, a sports centre, secondary school and a train station that offers a service to London Paddington in approximately 70 mins.

More extensive facilities are available in the nearby market towns of Marlborough (11 miles) Devizes (10 miles) and Salisbury (20 miles). The village is on the southern perimeter of the Pewsey Vale amidst lovely rolling countryside which merges into the Salisbury Plain. Communications are excellent with access to the A303 to the south and M4 to the North.

DESCRIPTION

The Furze is a substantial and beautifully presented family home, offering generous and flexible space throughout.

The whole property extends to over 3000 square feet and is perfectly set up for modern day family life. Both the sitting room and dining room are of grand proportions and have double doors leading to one of the garden terraces.

The house has a great flow to it throughout and there is also a second cosy sitting room and separate study. These additional reception rooms allow a real flexibility as to how they could be used. The kitchen, with granite worktops and a central island, is fitted with a range of units and appliances and leads through to the utility room. The ground floor also boasts a double bedroom and immaculately presented shower room.

As you reach the first floor, you are met with a large landing off of which all the rooms are accessed. The principal bedroom overlooks the front garden and boasts built in wardrobes and an ensuite shower room. The main guest bedroom also benefits from an ensuite shower room, with the final double bedroom being served by the well-appointed family bathroom.

AT IN EXCESS OF 3000 SQUARE FEET, THIS IS A SPACIOUS AND BEAUTIFULLY PRESENTED HOME OFFERING EXCELLENT AND VERSATILE LIVING ACCOMMODATION.



Attached to the side of the property is a purpose built annexe. It is tastefully presented and consists of kitchen/breakfast room, sitting room, double bedroom and shower room. The owners have successfully rented it out as a holiday let, but it also makes ideal overflow accommodation or a home office.

OUTSIDE

The house is approached via a gravel driveway, which has ample parking for multiple vehicles, in addition to the single garage. There is an area of lawn to the front of the property and is enclosed by mature hedging and close board fencing. To the rear of the property is the large south-west facing garden, a fabulous space which offers great privacy. It is mainly laid to lawn with a good selection of mature trees and shrubs, with a large patio area offering the perfect spot for alfresco dining in the warmer months. The house is set in approximately 0.36 acres.

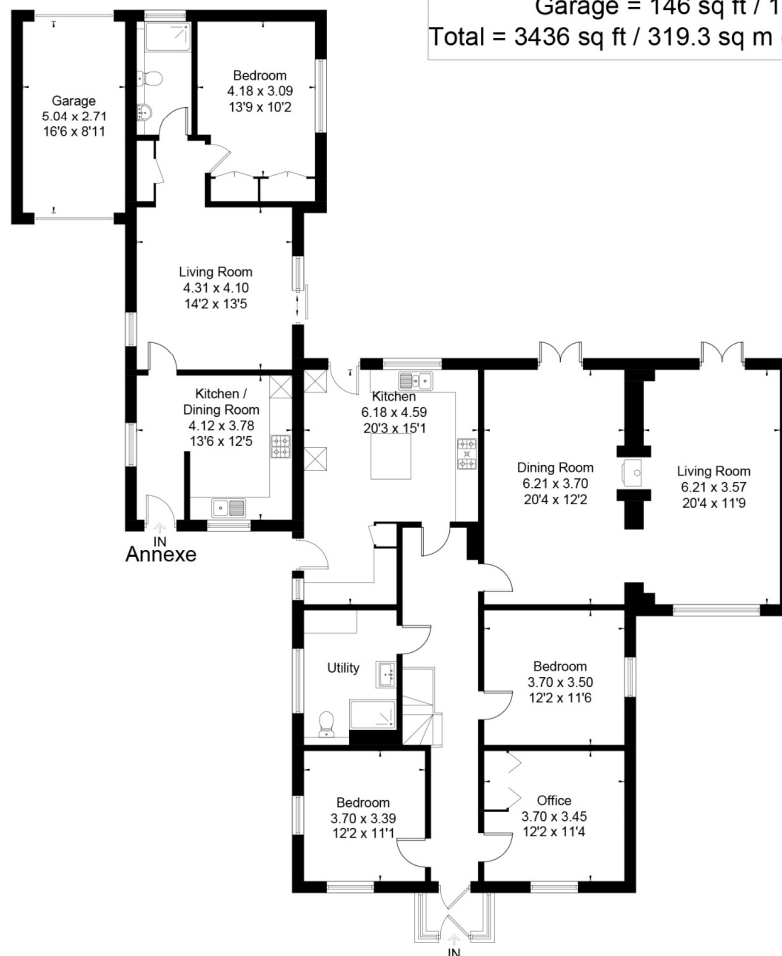
GUIDE PRICE: "Offers over" £800,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

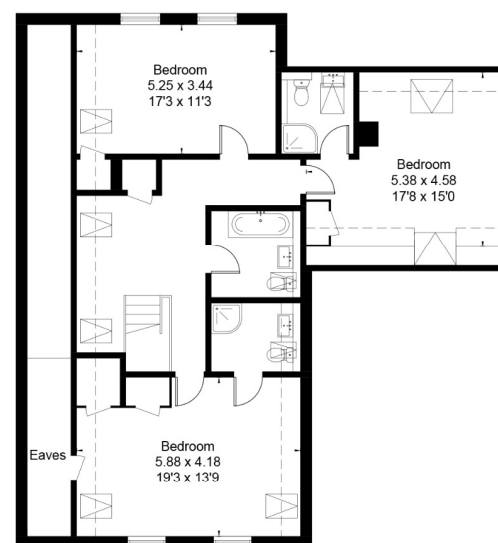


Classification L2 - Business Data

Upavon Road, North Newnton Pewsey, SN9
 Approximate Area = 2678 sq ft / 248.8 sq m
 Annexe = 612 sq ft / 56.9 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 3436 sq ft / 319.3 sq m (Excluding Eaves)



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains Electricity, Mains Water and Mains Drainage. Oil fired central heating
- Council tax band: E
- EPC Band - D
- Broadband and mobile coverage. Please refer to Ofcom website



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 #85457

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data