



SWAN MEADOW,  
PEWSEY

Carter Jonas



# 7 SWAN MEADOW, PEWSEY, SN9 5HW

## AMENITIES

- Detached Chalet Bungalow
- Renovated Throughout
- Flexible Living Accommodation
- Three Double Bedrooms
- Two Bathrooms
- Garage
- Driveway Parking
- Garden

## SITUATION

7 Swan Meadows is situated in a quiet cul-de-sac on the edge of the village of Pewsey, with lovely rural views to the front. 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 a sports centre with swimming pool, various pubs and restaurants. The area has excellent schooling at both primary and secondary levels, with a range of options including St. Francis, Dauntsey's School and Marlborough College in addition to a range of well regarded state schools. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

## DESCRIPTION

7 Swan Meadow has been completely renovated by the current owners, including redecoration throughout, new carpets, lighting and a new heating system and is offered in move in ready condition.

The property offers flexible and versatile living spaces with a dual aspect sitting room and a kitchen/breakfast room with French Doors opening out onto the rear garden. A dining room which could be used as a third bedroom on the ground floor and has a bathroom opposite. There is also a conservatory to the rear of the property, which could be converted into a utility/boot room. There is also a study completing the downstairs accommodation.

Upstairs there are two generously proportioned double bedrooms with ample built in storage and a main family shower room. The main bedroom has the added benefit of an adjoining dressing room, which could be used as another study for home workers or as a nursery.

There is the possibility of converting the single attached garage into further living accommodation, subject to the necessary planning permissions.

**A WELL-PRESENTED, DETACHED CHALET BUNGALOW LOCATED ON THE POPULAR SWAN MEADOW DEVELOPMENT IN PEWSEY.**



## OUTSIDE

To the front of the property is a block paved driveway providing ample off-street parking and a lawned garden with mature shrub, flower and tree borders, enclosed by fencing and low-level walling. The rear garden is predominantly in two sections, one with a lawned area and a paved patio providing a lovely spot for al-fresco dining or enjoying a glass of something in the sunshine. There is then a further gravelled area, ideal for pots and plants. This area could easily be lawned to provide a larger garden should one require.

**GUIDE PRICE:** £550,000 (Subject to Contract)

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





Classification L2 - Business Data

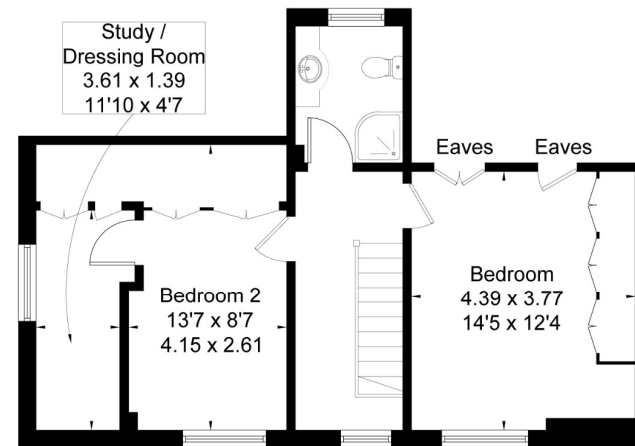
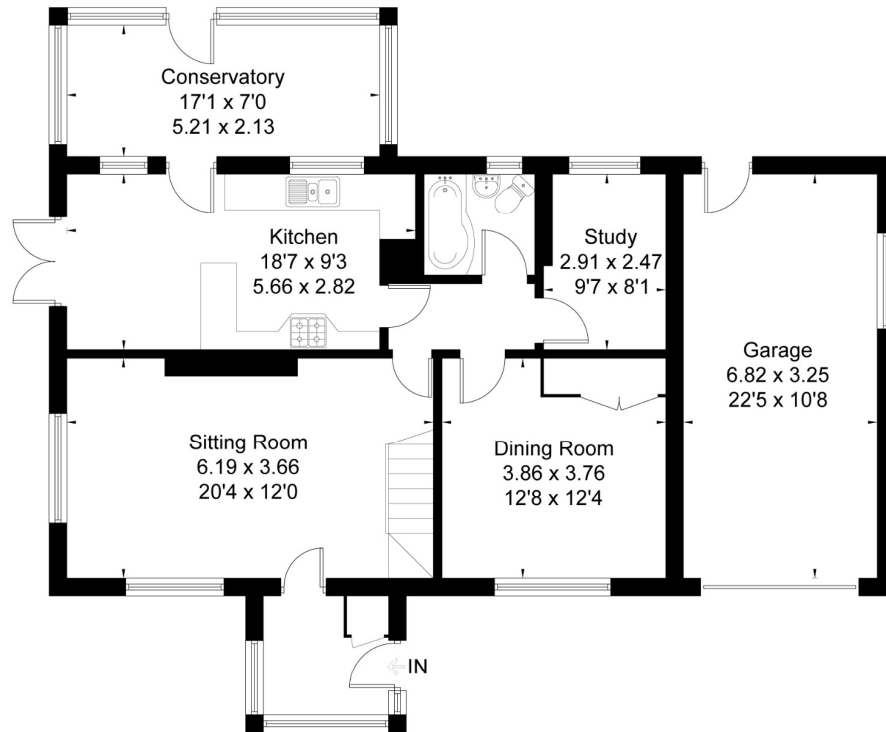


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 Approximate Area = 1471 sq ft / 136.7 sq m  
 Garage = 239 sq ft / 22.2 sq m  
 Total = 1710 sq ft / 158.9 sq m



#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E
- Energy efficiency rating: 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 #72432

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