



**PHOENIX SQUARE,
PEWSEY**

Carter Jonas

7 PHOENIX SQUARE, PEWSEY, WILTSHIRE, SN9 5DN

AMENITIES

- Located in the centre of the village
- High ceilings throughout
- Kitchen/dining room
- Sitting room
- Main bedroom with en-suite
- 3 further double bedrooms
- Beautifully presented
- Lovely walled garden
- Parking and double garage
- Gas central heating supplied by LPG

DESCRIPTION

This gracious home enjoys a lovely setting within a charming and attractive square. Built around 25 years ago in a sympathetic Georgian style, the property offers beautifully proportioned accommodation, characterised by high ceilings and elegant detailing.

An inviting entrance hall with a classic black-and-white chequered floor sets the tone, leading through to the spacious kitchen. This well-appointed room features an excellent range of wall and base units, complemented by a central island. There is ample space for dining, and French doors provide access to both the sitting room and the garden, creating a wonderful sense of flow and light.

The sitting room is a spacious yet cosy room, centred around an attractive fireplace incorporating a gas fire, along with fitted alcove shelving. The downstairs cloakroom completes the ground floor accommodation.

Arranged over the first and second floors are four generously sized bedrooms, two on each level. Each floor is served by a bathroom, while the principal bedroom benefits from its own en-suite. All bedrooms are fitted with built-in wardrobes, providing excellent storage throughout.

OUTSIDE

The rear garden is predominantly paved for ease of upkeep and is complemented by well-established borders featuring a variety of plants and shrubs. The garden is fully enclosed by walls, providing a good degree of privacy, and includes a useful brick-built shed to the rear.

The house enjoys allocated parking and a separate double garage which further enhances the property, complete with power and water.

A DELIGHTFUL FOUR-BEDROOM TOWNHOUSE IDEALLY POSITIONED ON A CHARMING GARDEN SQUARE, OFFERING OFF-STREET PARKING, DOUBLE GARAGE AND CONVENIENT ACCESS TO THE VILLAGE'S AMENITIES.



SITUATION

Phoenix Square is situated centrally in the village of Pewsey, moments from the High Street. 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, bowls and tennis clubs, hairdressers and 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 (about 1 hour 10 minutes). The M4 Motorway (J15) is to the North and A303 (M3) to the South.

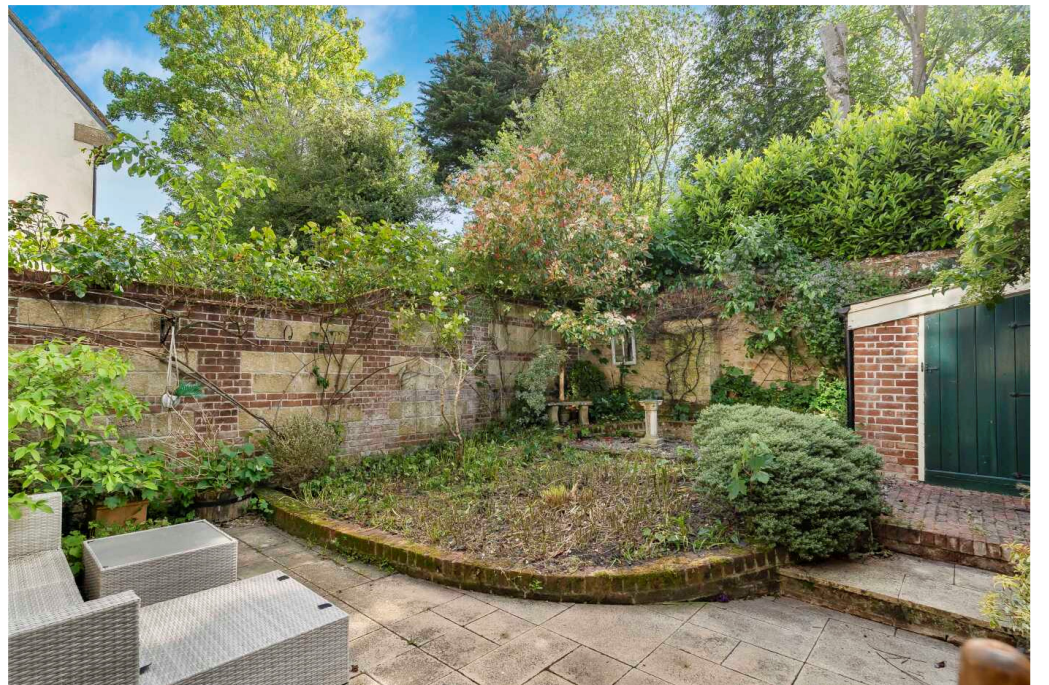
GUIDE PRICE: £650,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Classification L2 - Business Data



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**Approximate Gross Internal Area 1619 sq ft - 151 sq m
(Excluding Garage)**

Ground Floor Area 578 sq ft – 54 sq m

First Floor Area 578 sq ft – 54 sq m

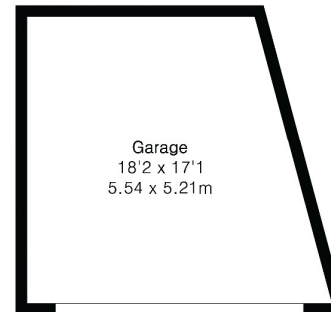
Second Floor Area 463 sq ft – 43 sq m

Garage Area 271 sq ft – 25 sq m

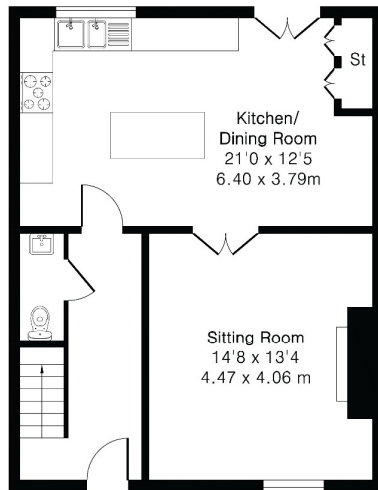


SERVICES AND MATERIAL INFORMATION

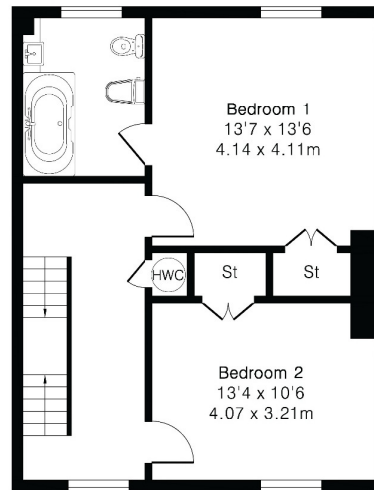
- Freehold
- Mains water, mains drainage, gas central heating throughout, provided by a central LPG tank
- Council tax band: F
- Energy efficiency rating: F
- Internet & Mobile: Further information on



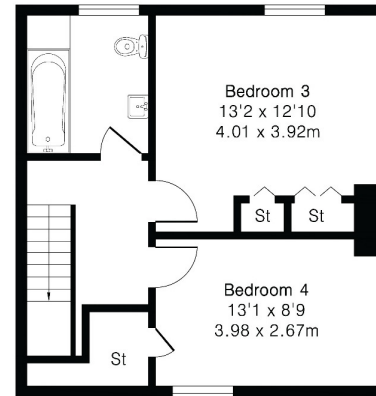
Garage



Ground Floor



First Floor



Second Floor

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