



**Country Living!**  
£510,000

**Winkworth**





## 8 THE OLD BARNYARD, PEWSEY ROAD, SN9 6BF



**Spacious four bedroom family home in village location, superbly presented with lovely rural views.**

Nestled in the heart of the countryside, this beautifully crafted home stands on the grounds of a former farmyard, seamlessly blending rustic charm with contemporary living.

From the moment you walk in you are immediately Wowed. Superbly presented from top to bottom. As you enter, the accommodation comprises living room which is a generous size, full of natural light with modern wood burning stove and french doors to the rear garden, an impressive kitchen/dining room with modern fitted units, central island with a range style cooker, breakfast bar and large dining space. There are two sets of double doors that open onto the terrace. Adjoining the kitchen is a useful utility room/boot room with door to the back garden.

Upstairs there are four double bedrooms, three include fitted wardrobes, and the principal bedroom has a modern ensuite shower room. The family bathroom has a bath and separate shower and underfloor heating. There are lovely views from upstairs to the surrounding farmland.

The garden with its large terrace is the ideal spot to unwind, dine al fresco, or simply soak in the sweeping countryside views. The garden shed offers useful storage and there is side access. At the front the brick paved driveway has parking for 2/3 cars.

No 8 is situated in a quiet close well located for the village amenities. A thriving community exists.







#### At a Glance:

- Semi detached in quiet village location
- Kitchen/Dining Room
- Utility
- Cloakroom
- Living room
- Four bedrooms, main bedroom ensuite
- Family bathroom
- Garden with rural views
- Driveway parking for two cars

Services: Mains water and drainage, electric and oil central heating. Underfloor heating in the kitchen, utility and bathrooms.

EPC: C

Council Tax: E

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Covenants: none known

Flooding: No







The Old Barnyard is situated in the peaceful village of Rushall, surrounded by beautiful countryside on the edge of the North Wessex Downs are of Outstanding Natural Beauty providing access to wonderful walking, riding and cycling opportunities. There are excellent local amenities, and a strong community in the village itself, with an excellent nursery, Brambles and primary school, village hall, church and cricket club. There is a very good village shop in Upavon, just over a mile away, and Pewsey provides a wider range of facilities, including a direct train service into London Paddington, a range of shops and a large Co-Op store, a doctors' surgery, chemist, post office and tennis club. In addition, Devizes and Salisbury offer a further range of excellent amenities. There is also a well-stocked farm shop nearby, and a number of popular pubs and cafes in the surrounding area. The attractive market towns of Bath, Newbury and Oxford are nearby, and London and the west country are both easily accessible via the A303 at Amesbury, or the M4 (J15) at Swindon. There is an excellent choice of schools in the area, including Rushall primary school in the village, St Francis Pewsey, Pinewood, Dauntsey's, St John's Marlborough, Marlborough College and St Mary's Calne.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### General

Services: Mains water and drainage, electricity, oil central heating and underfloor heating in some areas. Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C.

Council Tax Band: C.

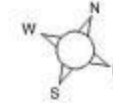
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

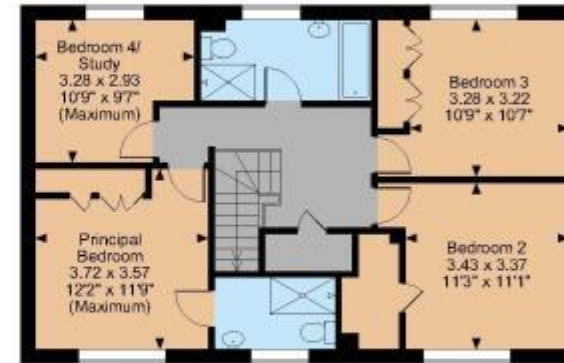
Postcode: SN9 6BF



**The Old Barnyard, Pewsey Road Rushall, Pewsey**  
Internal area 143 sq m (1,544 sq ft)



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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