



AN EXCEPTIONAL PROPERTY

Guide Price £550,000 Freehold

Winkworth



**DEER'S LEAP, 3 ST. MICHAELS CLOSE,
URCHFONT, WILTSHIRE, SN10 4QJ**

Deer's Leap is a beautifully located and immaculately presented bungalow hidden right in the heart of Urchfont. Set peacefully away from the main road yet only yards from the pond, pub and shop. A lovely place to live.

One of only three properties at the end of a short private road, the bungalow sits surrounded by its own gardens. Perfectly landscaped, there are lawns, fruit trees, a produce area and fabulous borders plus of course, a comfortable dining terrace. Inside the property has been completely updated by the current owners and combines light with space and comfort.

AT A GLANCE

- large entrance hall
- sitting room with wood burner
- open plan kitchen / dining room
- conservatory / garden room
- shower room
- large utility / boot room
- two double bedrooms
- second shower room
- third bedroom / study



Outside: a private gravelled driveway and car port. Particularly large gardens all around the house, all beautifully landscaped and maintained. Greenhouse and workshop.

SERVICES

Oil fired central heating, mains water, drainage and electricity.

Wiltshire Council Tax band E

EPG band E

LOCATION

Urchfont, sitting at the very end of the Pewsey Vale in considered to be one of Wiltshire's nicest villages. It comes with a picture book pond and Green, a village shop and post office, pub and primary school. The much used village hall houses the local GP and a wide range of activities including pilates and carpet bowls.

There is lovely walking, riding and cycling all around with Salisbury Plain being within sight. The market town of Devizes is within five miles and has a range of shops and supermarkets, cafes and restaurants. Plus a lively annual timetable of carnivals and festivals. Even closer is the Old Potato Yard which comes with a hairdresser, antiques shops, farm shop and cafe.

Schooling locally is really good with plenty of choice; as well as the primary in the village, there are others at West Lavington and Great Cheverell and secondary schools in both the state and private sector at Market Lavington and Dauntsey's.

The historic cities of Bath and Salisbury are both within an hours' drive and there are stations at Pewsey and Chippenham going into London Paddington in just over an hour.

DIRECTIONS

From our office in Devizes, head out on the A342 Nursted Road towards Andover. After around four miles, turn right towards Urchfont (B3098) and, on entering the village, turn right at the grassy triangle towards the village pond. Turn right into St Michael's Close and continue to the end where the property is on the left with parking on the driveway.



Ground Floor

Approx. 117.6 sq. metres (1266.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	51	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 117.6 sq. metres (1266.2 sq. feet)

Devizes | 01380 729 777 | devizes@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth