



HIGH STREET, URCHFONT, DEVIZES, SN10

Winkworth



## BEECH HOUSE, HIGH STREET, URCHFONT, DEVIZES, SN10 4QN

Dating back to around 1840, Beech House is a classically beautiful, detached, Grade II listed village property, overlooking the duck pond in the centre of the very popular village of Urchfont. Beautifully updated and modernised by the current owners, the property offers light and flexible accommodation. Possibly the prettiest house in the prettiest village in Wiltshire.

### **ACCOMMODATION:**

Entrance Hall  
Sitting Room  
Drawing Room  
Dining Room  
Garden Room  
Kitchen/Breakfast Room  
Utility Room  
Downstairs Shower and WC  
Cellar/Office/Snug

Three Double Bedrooms including  
Principal Bedroom with Ensuite Shower and Walk In Wardrobe  
Family Bathroom with separate Shower

Separate Barn  
One Double Bedroom with Ensuite Shower Room  
Hot Tub Room/Sitting Room  
Garage

Gardens laid to lawn with decked sitting areas  
Large Ornamental Pond  
Gravelled Driveway  
Paved Terraced area





## DESCRIPTION

The property has been sympathetically updated and improved by the current owners including rewiring and replumbing - new radiators and bathrooms, a new kitchen, some new windows and a full relandscape carried out in the gardens putting in a large pond and water feature. The separate barn was subject to a complete rebuild in 2019 and has been built to the latest standards. Both the house and barn have water softeners. The property offers very flexible accommodation and entertaining space and is immaculately presented.

The modern kitchen has many spacious units, an Everhot range cooker, breakfast seating, large American-style fridge/freezer and expansive work surface area. This leads through to a large entertaining space with log burner at one end – currently set up as a dining room, this could also be a lovely drawing room. Off this room, to the right is a garden sitting room which could also be a dining area. There is access from here to a downstairs shower room and utility room.

To the front of the property is the central front door and entrance hall with stairs leading up to the bedrooms and down to a converted cellar, currently a tv/office room but could also be a great den/bedroom for a teenager. Either side of the entrance hall there are two sitting rooms both with log burners. One is currently a tv room, the other a more formal sitting room and both provide further entertaining or family spaces. Both rooms overlook the High Street and duck pond.

On the first floor are the bedrooms set around the spacious landing area. All three bedrooms are very light, spacious double rooms and the principal of the three has a dressing area with fitted wardrobes and a large, modern, ensuite bathroom.

The separate barn offers further accommodation with a double bedroom and ensuite shower room for guests or teenagers. There is a further room, currently used for a hot tub but which could be used as a hobby room, workshop or further sitting room. At the southern end is the garage with double doors accessed from the drive.

The gardens have been beautifully landscaped and includes terrace area, lawns with mature trees, further decked seating area and large ornamental pond. The gardens are private and enjoy good sunshine throughout the day.





## SERVICES

Oil fired central heating,  
mains water,  
electricity and drainage

Wiltshire Council Tax Band G  
Grade II listed - EPC exempt

## DIRECTIONS

From Devizes, skirt The Green and take the A342 Nursteed Road in the direction of Andover. Continue along this road until you get the sign for Urchfont on the right hand side. Turn here and head into the village. At the small triangle junction by the left hand corner, turn right into the village and just a few hundred yards on, the house will be found on the left, opposite the pond.

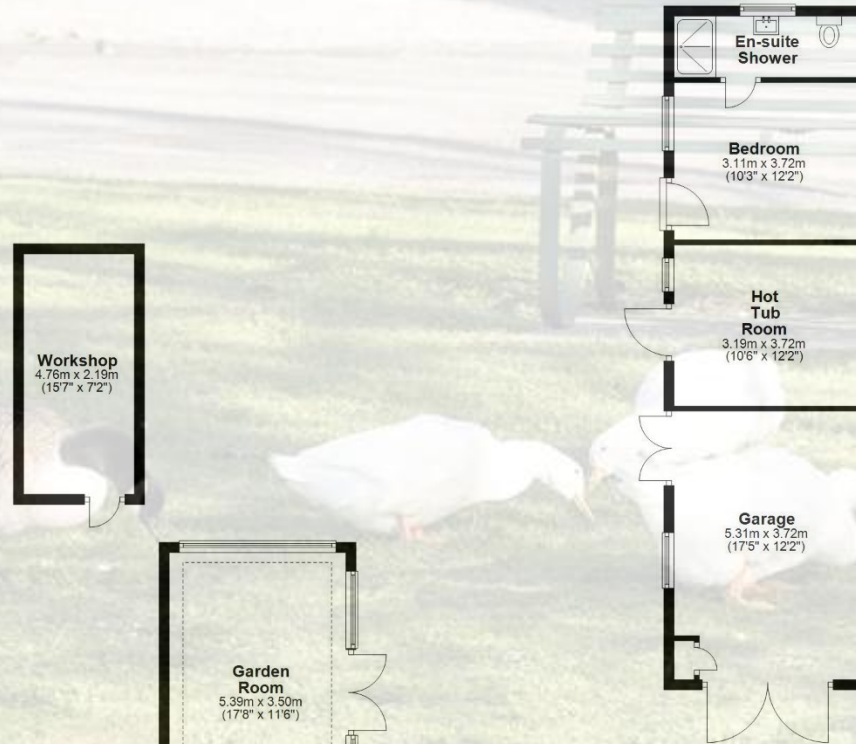






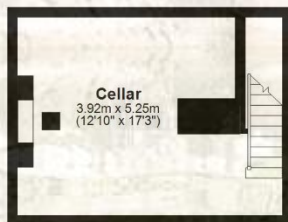
### Ground Floor

Approx. 176.2 sq. metres (1897.0 sq. feet)



### Basement

Approx. 20.6 sq. metres (221.4 sq. feet)



### First Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 263.7 sq. metres (2838.9 sq. feet)