



**A BEAUTIFULLY DESIGNED VILLAGE HOUSE**

Guide Price £900,000 Freehold

**Winkworth**

**ORCHARD HOUSE, CHURCH ROAD,  
WOODBOROUGH, WILTSHIRE, SN9 5PH**

**Located in one of Pewsey Vale's most sought after villages, this extremely private house sits quietly within its own grounds providing hugely adaptable accommodation arranged over two floors.**

Just fifteen years old and constructed from bespoke brick with a tiled roof, the former owner worked with a local builder to design a house that provides large, naturally lit rooms, that open out into the gardens through bifold doors, whilst incorporating the latest energy efficient technologies for power and heating.

**AT A GLANCE**

Downstairs:

Travertine floored entrance hall

cloakroom

utility room with controls for air source and rainwater harvesting systems

double aspect vaulted kitchen / breakfast room

dining hall

drawing room

music room

study

master bedroom suite with large wet room

Upstairs:

two large double bedrooms

single bedroom and walk in attic storage

family bathroom

Outside:

a gravelled driveway with plenty of parking

single garage with a workshop

pretty paved terrace with box borders and elegant pond

the front door is accessed from covered porch

pretty rear terrace and lawned garden behind mature hedges.



## SERVICES

Underfloor heating throughout the ground floor, newly replaced air source heat pump, solar panels, mains water, drainage and electricity, grey water harvesting system, bottled gas to the range cooker.

Wiltshire Council Tax band F

## LOCATION

The highly sought after village of Woodborough is situated in the heart of the glorious Vale of Pewsey with its stunning open views, ancient countryside and Kennet & Avon canal. There is a village church, strong local community, thriving garden centre/farm shop offering seasonal produce and a cafe and a very well regarded C of E village primary school. The popular local pub, the Seven Stars at Bottlesford is within walking distance.

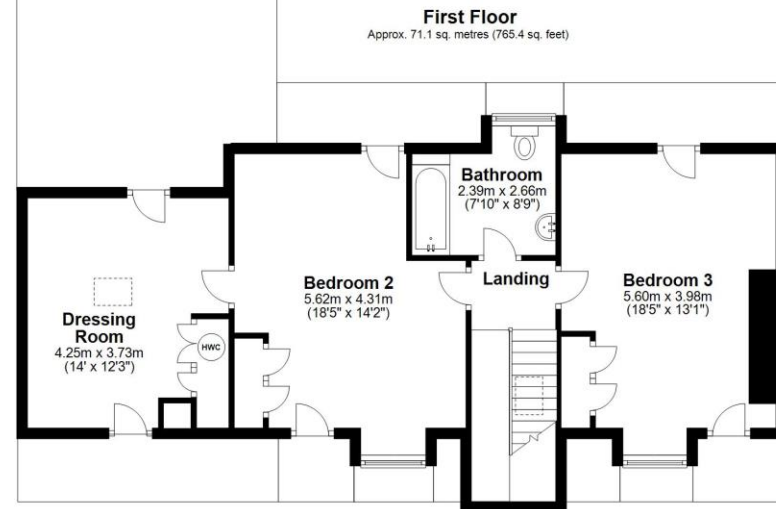
The larger village of Pewsey with its broad range of amenities and express rail connections to London Paddington (70 mins) is within three miles. The historic market towns of Marlborough and Devizes are roughly fifteen minutes away and offer a range of good supermarkets, independent shopping, restaurants and cafés. Slightly further away, the historic and beautiful cities of Bath and Salisbury are easily within an hour's drive and are filled with entertainment and retail options.

For the sporty, there are good golf courses at North Wilts and Bowood, gyms and various sporting clubs in all directions. The Vale is perfect for walking, riding and cycling and there is racing at Newbury and Bath.

## DIRECTIONS

From Devizes, head towards Marlborough on the London Road and take the second exit towards Pewsey at the Cannings Hill Garage roundabout. Continue through the Pewsey Vale until you come to a T junction. Turn right here and carry on here for around half a mile. Turn left at the small crossroads and after around five hundred yards, take the next left towards the Church. The driveway to Orchard House will be found on the right immediately after the small 20 MPH sign. Follow the gravel driveway along to the parking area at the end.





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

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