



**AVON HOUSE, RIVER STREET,  
PEWSEY**

**Carter Jonas**

# AVON HOUSE, 15 RIVER STREET, PEWSEY, SN9 5DH

**AN APPEALING PERIOD PROPERTY IN THE HEART OF PEWSEY, WITH RIVER FRONTAGE.**

## AMENITIES

- Period Property
- Village Location
- Three Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Conservatory
- River Frontage
- Garden

## SITUATION

Avon House is situated in the heart of Pewsey moments away 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 well-regarded private and state schools, a sports centre with swimming pool, various pubs and restaurants. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

## DESCRIPTION

Avon House is the most appealing period property located in the heart of Pewsey, offering river frontage. The property offers generously proportioned rooms throughout and has been lovingly extended by the current owners.

The real heart of the home is the extended open plan Kitchen/breakfast room with a high-end kitchen with integrated appliances, vaulted ceiling and wood burning stove and has delightful views over the rear garden. The double length sitting room with access to the dining area is the perfect spot for family entertaining and benefits from an open fireplace. Adjacent is the study with wood burning stove, which could be utilised as a snug or children's playroom. A conservatory with access to the sitting room and rear garden is used as a formal dining space and is ideal for meals during the summer months. A utility room and a cloakroom complete the downstairs accommodation.

To the first floor are five double bedrooms, all of which have excellent ceiling height and four are served by two well-appointed family bathrooms. The main bedroom with built in wardrobes benefits from its own ensuite shower room.

To the top floor is a small home office space and access to the ample loft storage areas to either side.



## OUTSIDE

The rear garden is fully enclosed and mainly laid to lawn with mature shrub, tree and flower borders. A large, paved area provides the perfect place for alfresco dining and a summer house provides a shaded seating area. To the end of the garden is the River Avon. Although there is no parking with the property, ample free parking can be found at Co-Op supermarket which is a moments' walk from the property.

**GUIDE PRICE:** £700,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

# River Street, Pewsey, SN9

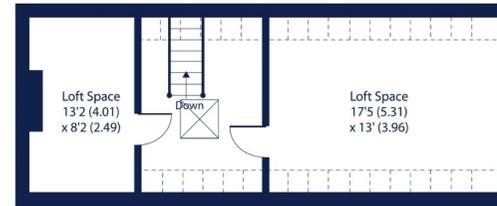
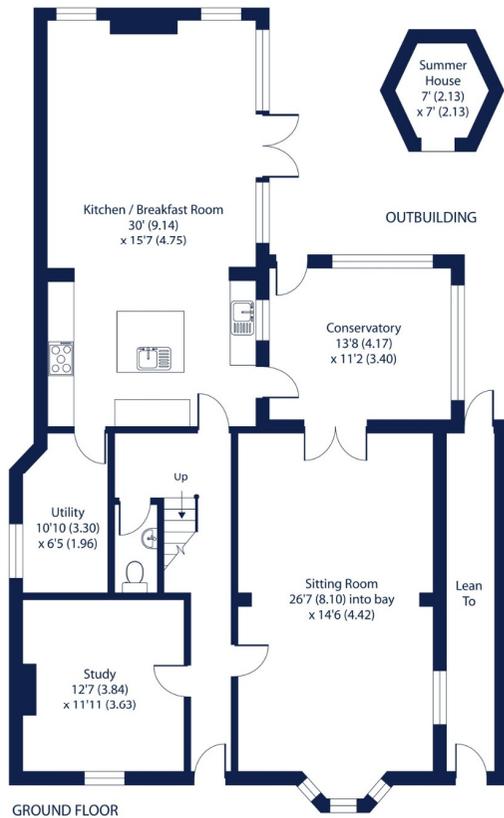
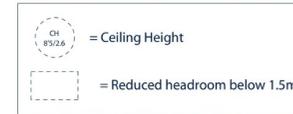
Approximate Area = 2856 sq ft / 265.3 sq m

Limited Use Area(s) = 88 sq ft / 8.2 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 2981 sq ft / 276.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating.
- Council tax band: F
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Hamptons. REF: 1159628

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## IMPORTANT INFORMATION

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