



KEPNAL,  
PEWSEY

Carter Jonas



# PENN MEAD, KEPNAL, PEWSEY, WILTSHIRE, SN9 5JL

**AN IMPRESSIVE AND SUBSTANTIAL DETACHED PROPERTY ENJOYING FAR  
REACHING VIEWS OVER THE PEWSEY VALE.**

## KEY FEATURES

- Stunning Rural Location
- Great views
- Flexible accommodation over two floors
- Four / Five bedrooms
- Modern and stylish finish throughout
- Easy access to mainline train station in Pewsey
- Driveway parking and double garage
- Delightful gardens
- Sat in c0.58 acres



## SITUATION

Kepnal is a small, rural hamlet situated a quarter of a mile from the large and highly popular village of Pewsey. Kepnal comprises a single tracked, no-through lane, which leads into open countryside. Easy access can be gained into the village either via the road, or footpath. This glorious location offers the best of both worlds, being both tucked away, whilst also convenient for the village centre. Pewsey itself offers a wealth of amenities including a wide range of shops, supermarket, chemist, doctors and dentists, gym, swimming pool, rugby, football and tennis club. Pewsey railway station is close by with trains directly into London Paddington. Excellent road connections to the M4 & M3 (A303) both within a twenty minute drive.

## DESCRIPTION

Penn Mead is a substantial and stylish detached house which occupies an idyllic location with stunning southerly views across the Pewsey Vale. It enjoys the best of both worlds given its glorious rural position, yet it is within a few minutes' drive or a 10-15 minute walk to the village of Pewsey. Over the years, the property has been transformed to create a wonderful home, offering an abundance of flexible accommodation over two floors. The galleried entrance hallway sets the tone and there is an excellent flow to the space throughout the house.

The open plan kitchen/dining room has a contemporary feel and is the heart of the home, offering the perfect entertaining space. Adjacent to the kitchen is the main reception room, which is centred around the stone fireplace and wood burning stove - a large room which manages to retain a warm, cosy feel. Sliding doors leads from both rooms out onto the decked area and garden beyond.

The spacious guest bedroom is situated at the end of the property and has a well-appointed ensuite shower room. There are two further double bedrooms on the ground floor, which could be used as an additional reception spaces or study, depending on needs. These bedrooms are served by the family bathroom and a further cloakroom. The integrated garage houses the utility area and could be integrated further into the house, should there be the need for further reception space, subject to the necessary consents.

Stairs lead up to the bright landing, off which is the generous principal bedroom which enjoys breathtaking views to the Pewsey Hills. It is served by two dressing rooms and large ensuite bathroom with bath and separate shower. There is a further room upstairs currently used as an artist's studio, that could also be utilised as a further bedroom. There is plenty of attic space that again could be converted, subject to planning permissions, and be incorporated into the house.

## OUTSIDE

Penn Mead is located at the end of a no through lane and is approached via a large, paved driveway with no shortage of parking along with the large integrated double garage.

The property sits centrally within a plot of c0.58 acres with a garden that is mainly laid to lawn with a wide variety of trees and shrubs. Enclosed by hedging along all sides, the garden continues to be beautifully cared for and offers a private and tranquil space in which to enjoy. There is a large, decked terrace accessed off the main reception rooms and a pond with water feature.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, electricity and drainage. Oil fired central heating.
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

**GUIDE PRICE Offers Over** £1,250,000 subject to contract

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

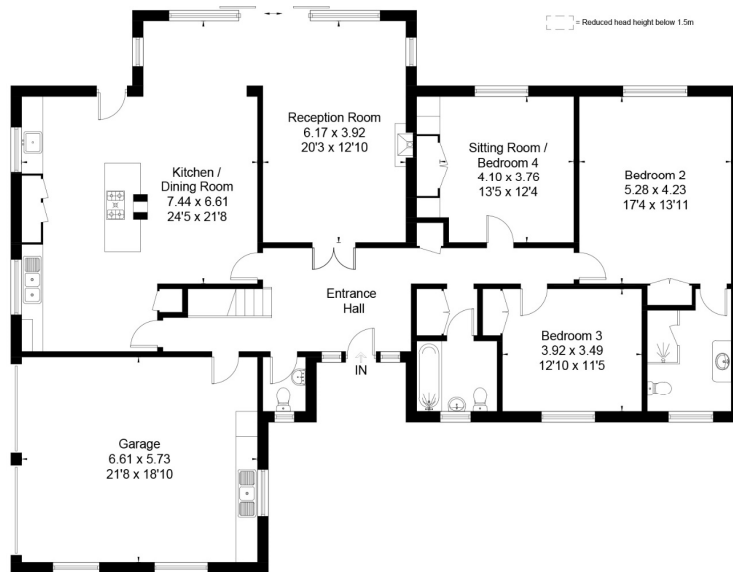




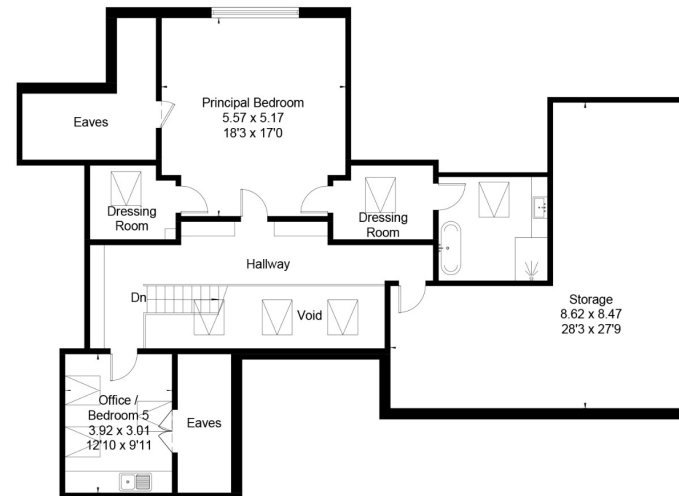




Penn Mead, Kepnal Pewsey, SN9 5JL  
Approximate Area = 3875 sq ft / 360 sq m  
(Including Garage / Excluding Void)



Ground Floor



First Floor



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