



CYGNET PLACE,
PEWSEY

Carter Jonas

2 CYGNET PLACE, PEWSEY, SN9 5AN

AMENITIES

- Detached
- Modern Home
- Sitting Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Select Development
- Walking Distance to High Street
- Garden

SITUATION

Cygnets Place is situated in the village of Pewsey, a short walk away from the High Street and countryside walks. 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 a sports centre with swimming pool, bowls and tennis clubs, hairdressers and various pubs and restaurants. The area has excellent schooling at both primary and secondary levels, with a range of options including St. Francis, Dauntsey's School and Marlborough College in addition to a range of well regarded state schools. 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

2 Cygnets Place is one of five modern homes on this select cul-de-sac development moments from Pewsey High Street. The property offers naturally light and generously proportioned living accommodation throughout.

To the front of the property is the sitting room with a lovely feature bay window. To the rear is the real heart of the home, which is the open plan kitchen/breakfast room. The kitchen has a modern feel to it and the dining area is large enough to fit a good-sized dining table, making this room ideal for family meals or entertaining guests. Off the kitchen/breakfast room is the conservatory with direct access onto the easy to maintain garden. A cloakroom completes the downstairs accommodation.

Upstairs are four double bedrooms, all benefitting from having built in wardrobes. The main bedroom has its own ensuite shower room, whilst the other bedrooms are served by the well-appointed family bathroom.

The property is offered with no onward chain and is in move in ready condition.

A MODERN, DETACHED FOUR BEDROOM FAMILY HOME, IN THE HEART OF THE VILLAGE OF PEWSEY.



OUTSIDE

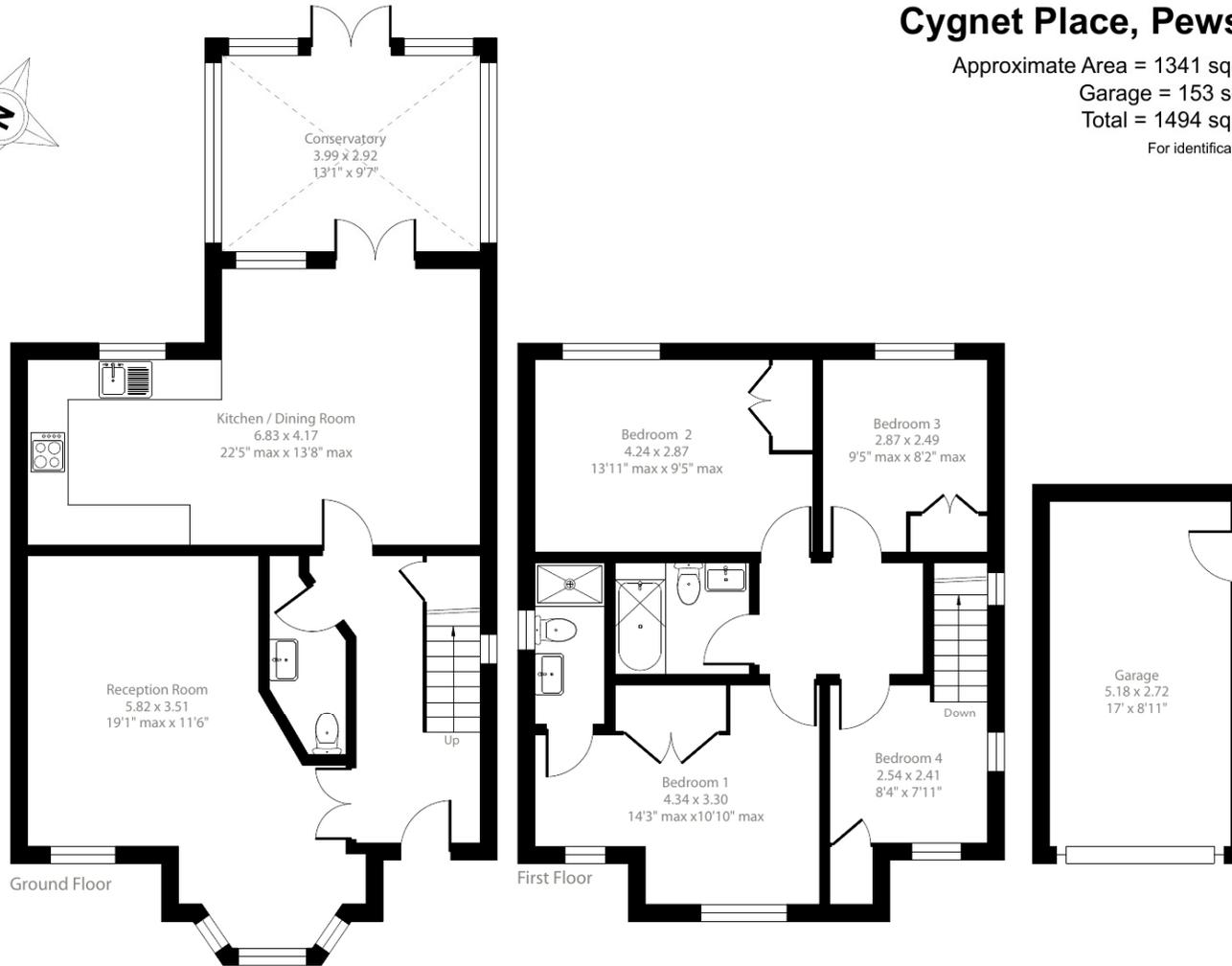
The house has its own driveway parking for two vehicles and a single garage. The rear garden is designed for easy maintenance and is laid to paving. There are flowers borders, and the garage can be accessed from the garden. It has a lovely private feel, making it an ideal spot for sitting out in the sunshine or for BBQ's and al-fresco dining.

GUIDE PRICE: £650,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data



Cygnnet Place, Pewsey, SN9

Approximate Area = 1341 sq ft / 124.5 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E
- 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). © nchecon 2024. Produced for Carter Jonas. REF: 1188358

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