



OLYMPIAN ROAD,
PEWSEY

Carter Jonas

1 OLYMPIAN ROAD, PEWSEY, WILTSHIRE, SN9 5NF

AMENITIES

- Two reception rooms
- Kitchen / breakfast room
- Separate dining room
- Utility room and cloakroom
- Impressive principal bedroom with ensuite
- Three further bedrooms
- Excellent storage throughout
- Garden room
- Private garden
- Driveway parking and garage
- Walking distance to train station

SITUATION

1 Olympian Road is situated in the popular village of Pewsey, located just a short walk 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 and the market towns of Marlborough and Devizes and a short drive away.

DESCRIPTION

1 Olympian Road is well located on the edge of this popular modern development and perfectly situated to make the most of all the village has to offer. At in excess of 1600 square feet, it offers generous accommodation throughout and is perfectly set up for modern day family life.

An entrance hall leads through to a light and airy sitting room with French doors leading to the rear garden. There is no shortage of reception space with a study / playroom across the hallway, in addition to the dining room.

The stylish kitchen / breakfast room enjoys an abundance of fitted units, a bay window and ample space for a kitchen table. Given its aspect, it is a bright and airy room that links through to the utility room and garden beyond. A cloakroom, accessed off the main hallway, completes the downstairs accommodation.

The first floor offers four double bedrooms, with the impressive dual aspect principal bedroom enjoying generous proportions, fitted wardrobes and an ensuite shower room. The family bathroom, with bath and separate shower, serves the remaining three bedroom.

A MODERN, BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME OCCUPYING A GREAT POSITION ON THE EDGE OF THIS POPULAR DEVELOPMENT.



OUTSIDE

The enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn with an array of shrubs, plants and trees. Of particular note is the fabulous studio room with woodburning stove and doors onto the garden. Converted from one half of the original double garage, this provides a very handy additional space, perfect for those working from home or just looking for a quiet spot away from the house. There remains a single garage and ample private driveway parking.

GUIDE PRICE: £525,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Olympian Road, Pewsey, SN9

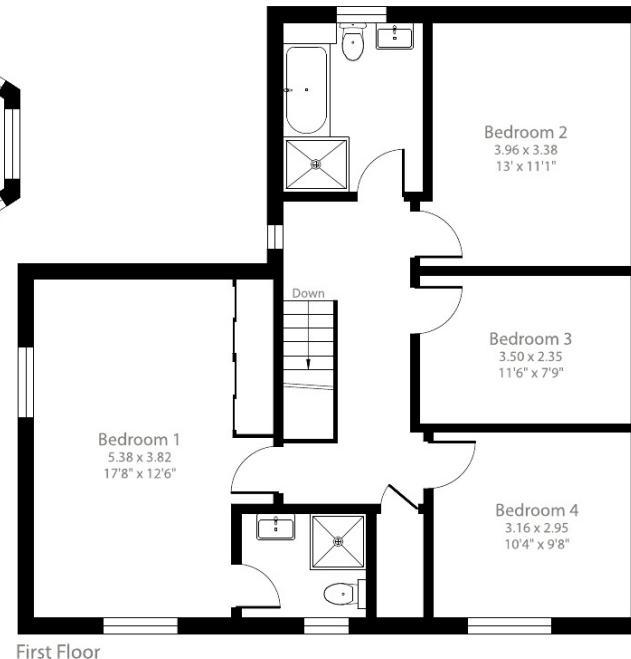
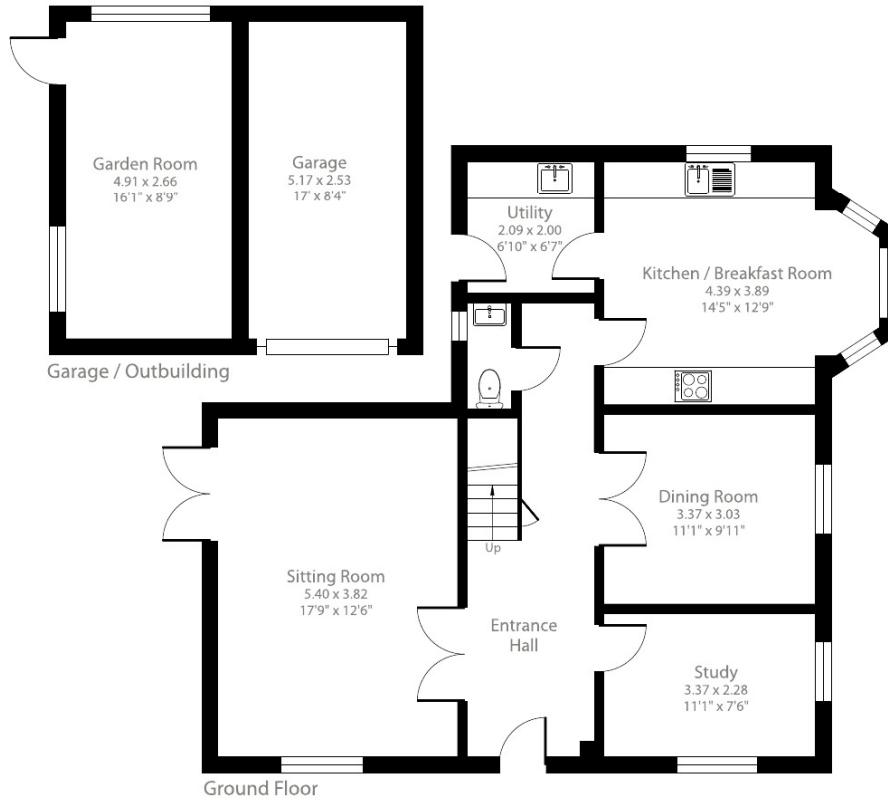
Approximate Area = 1619 sq ft / 150.4 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 145 sq ft / 13.4 sq m

Total = 1902 sq ft / 176.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Carter Jonas. REF: 1265172

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. LPG heating.
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

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