



**SUMMERDOWN HOUSE,
HONEYSTREET, PEWSEY**

Carter Jonas

SUMMERDOWN HOUSE, HONEYSTREET, PEWSEY, SN9 5PS

A BEAUTIFULLY PROPORTIONED FIVE BEDROOM DETACHED FAMILY HOME WITH IDYLIC RURAL VIEWS TOWARDS THE WHITE HORSE.

KEY FEATURES

- Neo Georgian
- Stunning Detached House
- Five bedrooms
- Three bathrooms
- Two bedroom annexe
- Gated off street parking
- Triple aspect principal suite
- Kitchen / Breakfast room
- Glorious idyllic views
- Rural location



SITUATION

Summerdown House enjoys being close to the Kennet and Avon Canal in Honeystreet a hamlet in the civil parish of Alton. The parish includes the villages of Alton Priors and Alton Barnes and lies in the desirable Vale of Pewsey. Honeystreet is surrounded by rolling countryside and set in a Conservation area within the North Wessex Downs Area of Outstanding Natural Beauty. This is walking, riding and narrow boat country and is one of the loveliest spots in Wiltshire. The nearby villages of Alton Priors and Alton Barnes both have a church All Saints and Saint Mary respectively whilst further amenities including a garden centre with shop, an excellent pub/restaurant, primary school, and village hall can be found in the nearby village of Woodborough. The highly regarded market town of Marlborough is approximately 9 miles away with Devizes only 6 miles. The larger village of Pewsey is approximately 8 miles away with a mainline railway station (London Paddington 1 hour 10 minutes) and the M4 (Junction 15) about 15 miles are both easily accessible.

DESCRIPTION

Summerdown House is a beautifully proportioned five bedroom detached house in neo-Georgian style. Arranged over two floors it offers light and spacious accommodation throughout.

The reception rooms all lead off the large entrance hall and include a generous dual aspect living room with open fireplace and French doors leading to the garden. A fully fitted eat-in kitchen is the real heart of the home and is the perfect place for family meal or for entertaining guests. There is lapsed planning for single storey rear extension (19/01247/FUL) to create a fabulous kitchen/breakfast room. The kitchen leads to the glazed dining room with superb views over open countryside up to the White Horse on Milk Hill. A playroom can be found to the front of the property for those families with small children, or this room would make for a lovely snug. A study is ideal for those who need to work from home and a utility room and cloakroom complete the downstairs accommodation.

The first floor has a truly magnificent triple aspect principal bedroom suite with a large dressing room, walk-in wardrobe and bathroom with separate shower. There are two further double bedrooms with ensuite, ensuring no-one within the family is missing out when it comes the choosing a bedroom. Two further double bedrooms have used of the well-appointed family bathroom, with one having jack and jill access.

OUTSIDE

Approached through double wrought iron gates, there is a large gravelled area providing off-street parking for several vehicles. A detached double garage which is part converted provides short term overflow accommodation or use as an AirBnB. It comprises a shower room, kitchenette with reception room to the ground floor with French doors opening onto the garden. Two interconnecting bedrooms are to the first floor.

The charming and well-tended gardens wrap around the house; the majority of the garden is laid to lawn with several mature trees, well stocked flower beds and a vegetable patch. A paved area provides the perfect spot for sitting out and enjoying the sunshine or for al-fresco dining. The garden enjoys superb views across open fields towards the White Horse.





SERVICES & MATERIAL INFORMATION

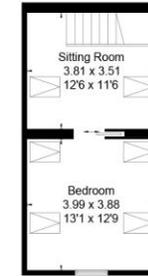
- Freehold
- Mains water, mains drainage, oil fired central heating.
- Council tax band: G
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,500,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Honestreet Pewsey, SN9
 Approximate Area = 3027 sq ft / 281.2 sq m
 Annexe = 878 sq ft / 81.6 sq m
 Outbuildings = 19 sq ft / 1.8 sq m (Excluding Shed)
 Total = 3924 sq ft / 364.6 sq m



Annexe - First Floor



Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95106

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Classification L2 - Business