



**EASTON ROYAL,
PEWSEY**

Carter Jonas

UPPER CROSS, EASTON ROYAL, PEWSEY, WILTSHIRE, SN9 5LS

A DELIGHTFUL DETACHED GRADE II LISTED FAMILY HOUSE WITH A LOVELY EXTENSION SITTING WITHIN LARGE MATURE GARDENS AND GROUNDS.

KEY FEATURES

- o c2000 square feet
- o Popular village location
- o Detached, period property
- o Stunning kitchen/dining/family room
- o Character features
- o Four bedrooms
- o Two bathrooms
- o Beautiful garden
- o Garden studio
- o Ample driveway parking



SITUATION

Easton Royal is a popular village surrounded by glorious countryside which is designated an area of outstanding natural beauty. While having the benefit of excellent countryside on the doorstep, the village is only approximately 3 miles west of Pewsey, 7 miles south from the popular market town of Marlborough and 11 miles west of Hungerford. The Kennet and Avon Canal is to the north and the surrounding countryside comprises of a rich agricultural valley surrounded by rolling down land. There is excellent access onto the downland for walking and riding.

The village has a highly regarded primary school which is part of the Excalibur Academy Trust that includes St. Johns secondary school in Marlborough. The village also has a church, village hall and recreation ground. The nearby town of Pewsey has a railway station with a service to London Paddington in just over an hour. There is currently a twice daily bus to Marlborough and Pewsey.



DESCRIPTION

Located in the heart of the popular village of Easton Royal and bursting with character, Upper Cross is charming and well-proportioned thatched house offering spacious accommodation of approximately 2000 square feet.

This Grade II listed house is nestled in mature gardens of about 0.4 acres and has been seamlessly extended to create a comfortable family house with all the benefits of modern living.

The heart of the home is the magnificent kitchen, dining and living area which cleverly combines a bespoke fitted kitchen with central island and an oak framed extension with picture windows offering stunning views over the mature garden in complete privacy. Vaulted ceilings make it light and airy and the wood burner provides a focal point to the room. The kitchen and living area benefit from underfloor heating. A larder leads off the kitchen.

The house offers flexible accommodation with the first of the reception rooms, off the generous hallway, making an ideal study/playroom. The cosy snug features a wood burning stove (not currently in use) and leads through to a ground floor bedroom. The ground floor accommodation is completed by a cloakroom and useful utility room / back hall.

On the first floor the principal bedroom has a generous ensuite bathroom, remodelled in 2024, featuring a bath, beautiful exposed beams, original stonework, and an illuminated vanity mirror. There are two additional first floor bedrooms and a family shower room, also remodelled in 2024, with a shower, blue panelling, subway tiles, and exposed timber beams.

OUTSIDE

The gardens and grounds wrap around the cottage and are a particular feature. They are predominantly laid to lawn with mature herbaceous borders, a range of fruit and specimen trees, and shrubs. There are many areas of interest with gravel paths, paved sun terrace and brick steps, as well as fully stocked colourful borders.

Within the grounds there is a large garden office which is ideal as a hobbies room, studio or home office which enjoys views over the wonderful grounds and has electricity, heating and telephone line. There is ample parking, an additional workshop and log store, plus a greenhouse.

SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

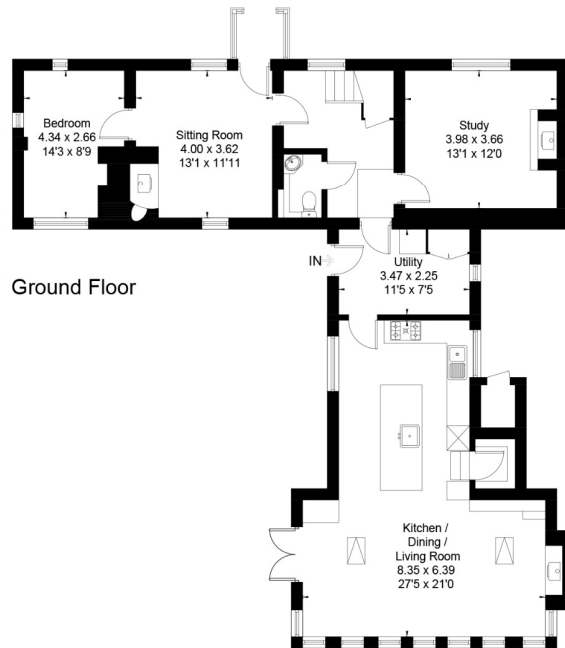
GUIDE PRICE £850,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

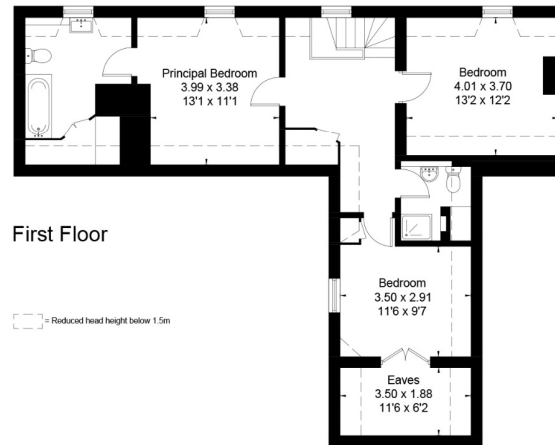




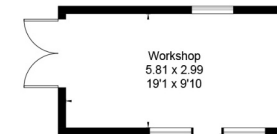
Upper Cross, Easton Royal Pewsey, SN9
 Approximate Area = 1989 sq ft / 184.8 sq m
 Outbuildings = 556 sq ft / 51.7 sq m
 Total = 2545 sq ft / 236.5 sq m



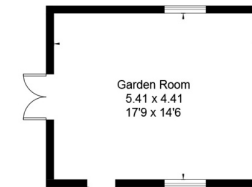
Ground Floor



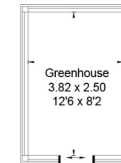
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(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 #97266

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Classification L2 - Business Data