

SWALLOWTAILS, 115 BROAD STREET, BEECHINGSTOKE, PEWSEY SN9 6HW

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**BAXTERS**  
PROPERTY & LAND AGENTS



**SWALLOWTAILS, 115 BROAD STREET, BEECHINGSTOKE, PEWSEY SN9 6HW**  
**PRICE GUIDE: £775,000**

Located within the picturesque rural hamlet of Broad Street is Swallowtails, a fine detached modern village house of excellent proportions with a large private garden, generous gated off road parking and lovely open countryside views.

Constructed during the 1990s on the site of a former agricultural barn, Swallowtails enjoys an enviable setting bordering open countryside. The property is offered for sale in excellent order and has been completely redecorated throughout, central heating is provided via an oil fired boiler to radiators and, with the exception of the main entrance door, has had new double glazing installed.



The light and airy accommodation comprises a large welcoming reception hall, a double aspect living room with inglenook fireplace housing a working log burning stove, ground floor cloakroom and a fabulous double aspect kitchen (c.28ft x 13') with a superb range of shaker style units and extensive worktops; there is also a separate utility room. All four first floor bedrooms are of an excellent size; the main bedroom has the advantage of an en suite shower room which together with the family bathroom has been completely remodelled and restyled with modern en trend sanitary ware and fittings.

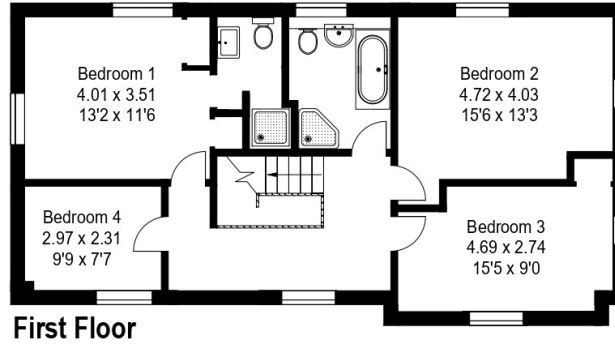
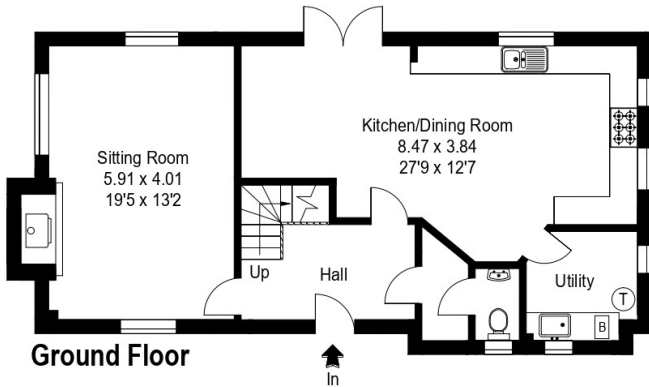
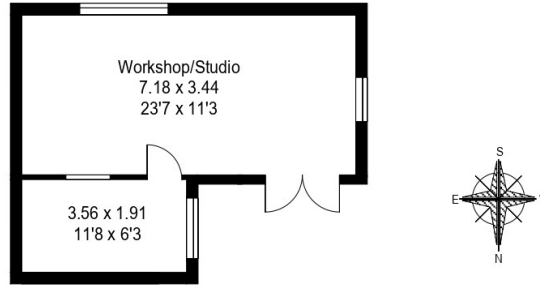
To the front of Swallowtails is a 5 bar gated drive with an abundance of parking and, subject to obtaining the relevant consents, space enough to construct a detached double garage. From the drive a second 5 bar gate leads to the garden which is considerably larger than you might expect and laid predominately to lawn. There are a number of mature shrubs and flower beds and a wonderful mature willow tree. Located in the far corner of the garden is a large fully insulated outbuilding with power and light; the building is currently in use as an office and workshop but could easily become a studio, gym etc.

**LOCATION:** Beechingstoke is a small rural Wiltshire village (including the hamlet of Broad Street) located in the Vale of Pewsey about 5 miles (8 km) west of Pewsey and the same distance east of the market town Devizes. Within easy reach is an array of bridleways, pathways and by-ways for those who enjoy outdoor pursuits. Nearby Pewsey offers a range of local shops and a main line railway station with a direct rail service to London Paddington (approximately 60 minutes). Upavon, about 3 miles distant, offers a village shop, post office and village pub. Within half a mile of Swallowtails is the popular Seven Stars Inn at Bottlesford and Whitehill Garden Centre with a shop supplying essentials. There are more comprehensive shopping and recreational facilities in the market towns of Marlborough, Devizes and Andover: the historic Cathedral City of Salisbury lies about 20 miles to the south and has a direct rail service to London Waterloo (approximately 70 minutes). There is also excellent road links to London, Heathrow Airport, the South-West and the Midlands via the A303, M4 and A34. There are a number of well-regarded preparatory and secondary schools in the area including St. Francis, Farleigh, Chafyn Grove, Salisbury Cathedral School, The Salisbury Grammar Schools, Marlborough College and Dauntseys amongst others.



## Swallowtails, 115 Broad Street, Beechingstoke, Pewsey SN9 6HW

Approximate Gross Internal Area :- 154 sq m / 1654 sq ft  
 Workshop/Studio Approximate Gross Internal Area :- 32 sq m / 348 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5cm / 3" and are through outboard / wall faces to wall surfaces where possible or where indicated by arrow heads. Where ever care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,215.90 for year 2024/2025. Mains water and electricity. Mains Drainage. Oil Central Heating. Fully double glazed.

**DIRECTIONS:** From the cathedral city of Salisbury proceed in a northerly direction along the A345 into and through the town of Amesbury. From Amesbury take the A345 signposted Devizes and follow the road to Upavon. Proceed through Upavon still following the A345 towards Pewsey. At the mini roundabout with the Woodbridge Inn proceed straight across for approximately 2.5 miles, passing through the villages of North Newton and Hilcott into Broad Street. Upon entering Broad Street Swallowtails can be found on the right hand side.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10723

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)		90
	C (69-80)		
	D (55-68)	63	
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			