



**SPRINGFIELD,
RUSHALL**

Carter Jonas

SPRINGFIELD, PEWSEY ROAD, RUSHALL, SN9 6EN

**A SUBSTANTIAL AND WELL PRESENTED FOUR BEDROOM FAMILY HOUSE LOCATED
IN THIS POPULAR VILLAGE.**

AMENITIES

- Sitting Room
- Kitchen/breakfast room
- Dining room and conservatory
- Office
- Utility room
- Main Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden
- Parking and Garage

SITUATION

Rushall is a delightful rural village in the heart of the Pewsey Vale. It has an active community centre and village hall, the local primary school and St. Matthew's parish church. Rushall is a short distance from Pewsey, which has mainline station to London (Paddington), local shopping facilities and leisure amenities together with doctors and dentists. The larger shopping towns of Marlborough, Devizes and Salisbury are all within easy reach. Excellent local pubs include The Seven Stars in Bottlesford and well-regarded Red Lion at East Chisenbury. There is beautiful surrounding countryside including Salisbury Plain, the Marlborough Downs and the Kennet and Avon canal. The area is renowned for its excellent schooling, both in the private and state sectors. Schools in the area include Marlborough College, St Mary's Calne, Dauntseys, Godolphin, Farleigh, St Francis, Chafyn Grove as well as boys' and girls' grammar schools in Salisbury. Local state secondary schools include; Lavington School, Pewsey, and Devizes Academy.

DESCRIPTION

Springfield is a substantial four-bedroom detached family house of red brick elevations under a tiled roof and relieved by double glazed windows.

At 2350 square feet, the house is deceptively spacious and offers well laid out and versatile accommodation throughout. The modern kitchen/breakfast room is fully fitted with a range of floor and wall mounted units and looks out over the front drive. There is no shortage of reception space the property boasts a separate dining room and also a conservatory with doors leading out onto the garden beyond.

The generously proportioned sitting room is light and airy due to its southerly aspect and links through to the office/study, a perfect space for those working from home. The double French Doors open out to the rear garden.

The utility room is accessed off the central hallway and leads through an internal door to the large garage. A cloakroom completes the downstairs accommodation.



Upstairs is sizeable and well planned, comprising of four double bedrooms complemented by a very well-appointed family bathroom. The principal bedroom is of particular note with its ensuite shower room and dressing room. There is ample storage throughout, and a large loft space is particularly handy for additional storage.

OUTSIDE

The house is approached by a gravelled driveway to the front where there is parking for a number of vehicles. There is an integral garage providing further space for parking or useful storage space, depending on the need. To the rear of the property is the private south facing garden which is mainly laid to lawn with a selection of shrubs and trees, including apple, plum & pear trees. There is also a paved seating area which is the perfect spot to enjoy alfresco dining in the warmer months.

TENURE Freehold **EPC BAND** E.

OFFERS OVER: £635,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



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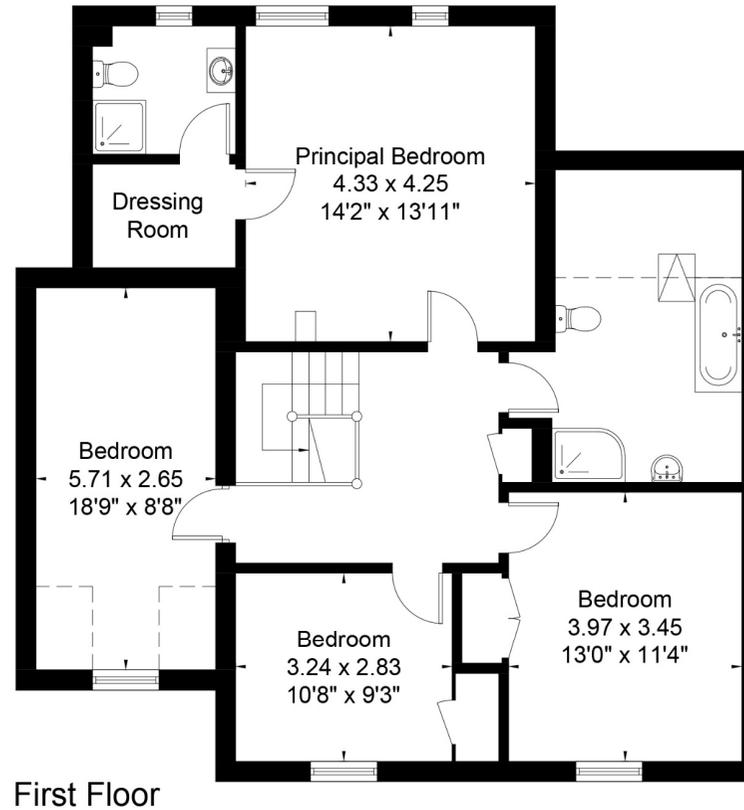
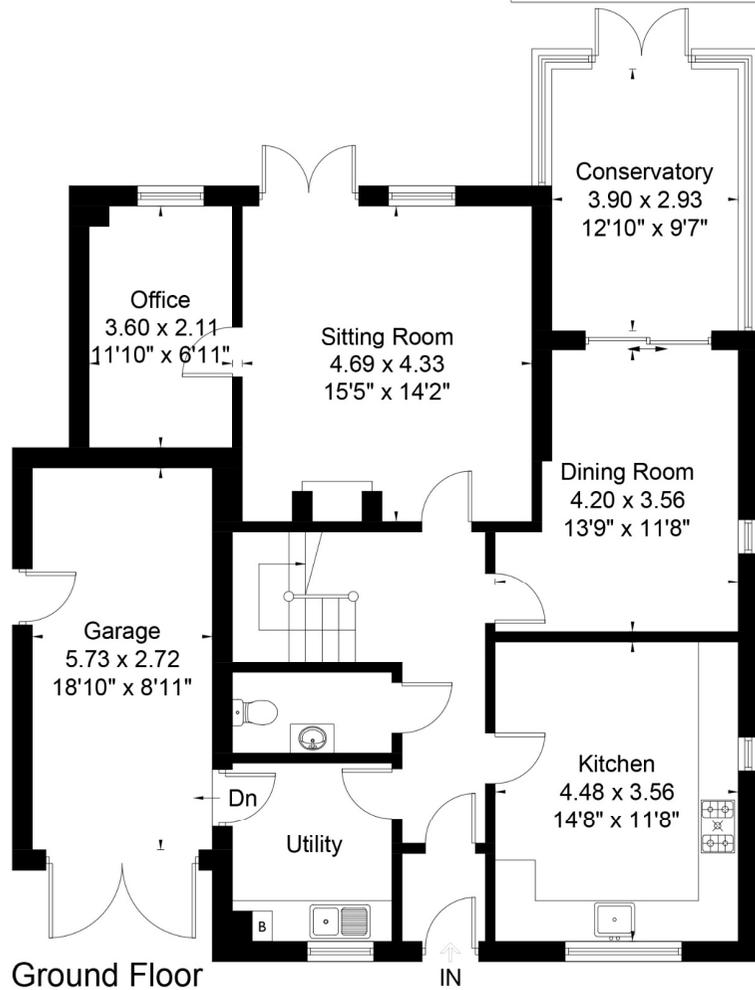


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Springfield, Pewsey Road, Rushall, Pewsey, SN9
 Approximate Area = 2350 sq ft / 218.3 sq m
 Including Limited Use Area (93 sq m / 7.7 sq ft)



[Dashed line symbol] = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards
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