



RAWLINS ROAD,
PEWSEY

Carter Jonas

28 RAWLINS ROAD, PEWSEY, SN9 5EB

AMENITIES

- Semi-detached family home
- Sitting room
- Open plan kitchen/breakfast room
- Conservatory
- Study
- Utility room
- Three bedrooms
- Garden and parking
- Village location

SITUATION

Pewsey is a large village with an attractive streetscape and many fine period buildings. The village offers excellent amenities including a doctors' surgery, dentists, community gym, swimming pool, post office, pubs & supermarket. The village has the particular advantage of a railway station with services to London Paddington (about 1 hour 10 minutes). The market towns of Marlborough, Hungerford and Devizes are close by, whilst the larger centres of Salisbury, Andover, Newbury and Swindon are within easy travelling distance. The M4 motorway lies to the north with the A303 (M3 to the south)

DESCRIPTION

28 Rawlins Road is a semi-detached three-bedroom family home located in this prime Wiltshire village within easy reach of the mainline station to London.

Upon entering the property, you will find the study to your left, which could be utilised as a playroom should one wish. To the rear is the sitting room with wood burning stove and bi-fold doors opening out on the conservatory and garden beyond. The heart of the home is the open plan kitchen/dining room, which is based around the central island, perfect for family meals. There is an adjoining utility room with direct access to the garden. A cloakroom completes the downstairs accommodation.

Upstairs there are three bedrooms which are all served by the well-appointed family bathroom.

There is potential to extend the property to the side subject to obtaining the necessary planning permissions.

A 3 BEDROOM, 2 RECEPTION ROOM, SEMI DETACHED HOUSE OFFERED FOR SALE IN THIS PRIME WILTSHIRE VILLAGE WITHIN EASY DISTANCE OF THE MAINLINE STATION TO LONDON.



OUTSIDE

To the front of the property is a larger gravelled area providing off-street parking for several vehicles and a selection of raised beds. There is also an EV charging point. There is pedestrian access to the rear garden. The rear garden offers a large, gravelled seating area, perfect for sitting out and enjoying the sunshine or for al-fresco dining. There is a small area of lawn and a further paved seating area. A timber-built workshop provides garden storage. The property has the added benefit of solar panels, which generate approximately £1,000 per year.

GUIDE PRICE: £350,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

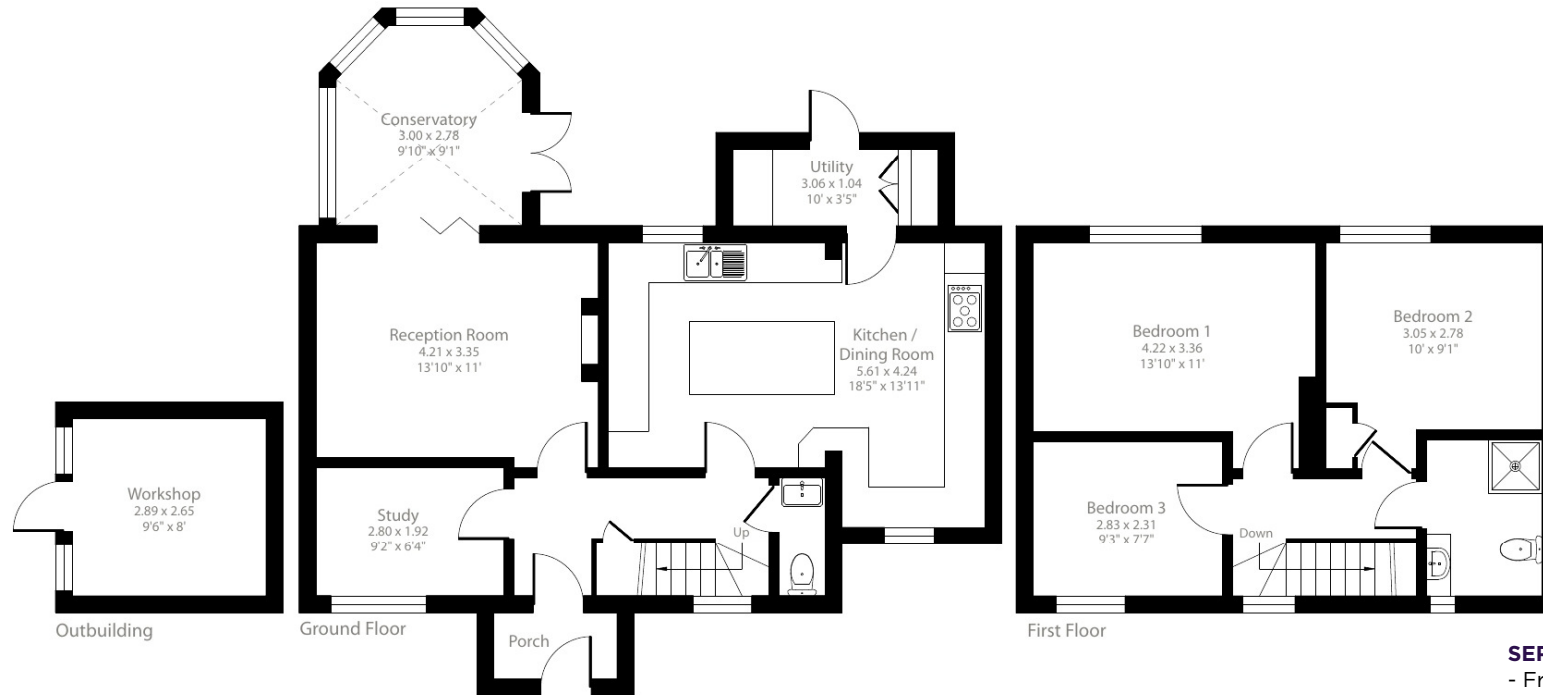
Rawlins Road, Pewsey, SN9

Approximate Area = 1132 sq ft / 105.1 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1214 sq ft / 112.7 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

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: 1258025

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