



4 BEDROOM DETACHED | HONEYSTREET, SN9 | GUIDE PRICE £1,150,000

DESCRIPTION

Offered to the market with no onward chain, this exceptionally rare detached family home is situated in an ideal location, adjacent to the canal, and is only five years old. Beautifully designed and created by the current owner, this highly desirable eco-friendly country home is very pleasant on the eye.

Upon entering the property through the grand entrance hall, guests are greeted by a contemporary-style downstairs shower room, a separate utility room, and a magnificent kitchen/dining/family room that serves as the heart of this wonderful home.

The expansive room has been meticulously designed and harmoniously blends modern living with contemporary styling and comfort. It features sleek cabinetry, integrated appliances such as a double oven, wine cooler, a Quooker water taps for instant boiling & filtered water, induction hob, two dishwashers, and a central island that functions as both a work surface and a breakfast bar. A pantry, discreetly tucked away on one side, provides ample storage, ensuring the kitchen remains clutter-free.

The dining area boasts beautiful bifold doors that open to a private sunny rear patio and beautiful garden. There is a captivating electric fireplace in the sitting area, which in turn guides you through to a separate study/office, and a fabulous garden/sitting room with triple aspect. This room also has a gas fireplace that feels and looks like a real open fire and beautiful bifold doors that open out to the patio, seamlessly integrating indoor and outdoor living. This exceptional space is perfectly suited for entertaining guests and al fresco dining.

Ascending the beautiful staircase and off the landing, guests find a spacious Master bedroom with built-in wardrobes, an elegant ensuite shower room, and French doors that offer a unique view of the canal and



surrounding countryside. There are three additional double bedrooms, one of which also features a luxurious ensuite shower room and French doors that lead to a fabulous glass balcony overlooking the canal, capturing the South Westerly aspect. An elegant family bathroom with a roll-top bath and a separate walk-in shower completes the first floor.

Outside and to the rear, there are meticulously landscaped, private South Westerly-facing gardens, maintained to the highest standards. Thoughtfully designed and beautifully planted, these areas offer ample space for entertaining and relaxation. Additionally, gated access leads to a rear terrace descending to the canal.

To the front, a walled driveway provides ample parking, with a gated entrance leading to a highly desirable double garage and workshop equipped with electric doors.

There's so much to see here, but we can't fit everything in this description. A viewing would be an absolute delight, with many more features to show you. In short, this is a real gem in an idyllic location, ready to move into without any hassle.

Honestreet is a diminutive hamlet situated on the border of Woodborough, nestled within the heart of the Pewsey Vale. This picturesque region is renowned for its tranquil walking, cycling, and narrowboat trails, making it an idyllic destination for nature enthusiasts. The Honestreet farm shop & café is also within easy level walking distance.

Approximately six miles away lies the market town of Devizes, while Marlborough is conveniently situated just seven miles to the east. Both towns offer a comprehensive range of amenities, including supermarkets such as Waitrose and Sainsburys, a cinema, theatre, bars, restaurants, and numerous independent shops. Additionally, the area boasts a thriving produce and antiques market.



The village of Pewsey provides a diverse array of retail options and is conveniently located just four miles away. Furthermore, it is served by a mainline railway station (London Paddington) with a journey time of approximately 60 minutes.

The surrounding area is home to several esteemed educational institutions, including Marlborough College, Dauntsey's, St. Mary's, and St. Margaret's Calne, as well as the village primary and a reputable secondary school in both Marlborough and Devizes.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: Band G

EPC Rating: A

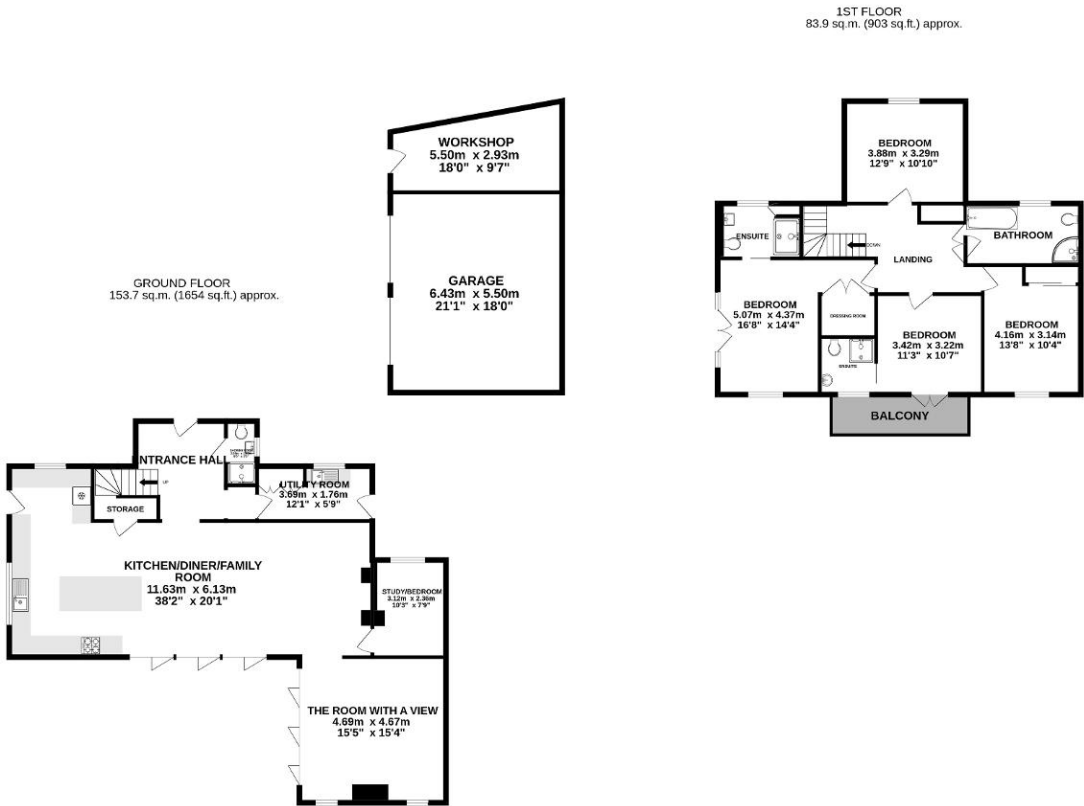
Mains water, drainage and electricity.

- Biomass secondary heating
- Air source heat pump
- Solar photovoltaics

KEY FEATURES

- Eco-friendly & highly desirable home
- Large family room with bifold doors
- Utility & downstairs shower room
- Canal side location
- Walled and gated off road parking
- Four double bedrooms, two en-suites
- Sitting room with bifold doors
- Glass balcony with impressive views
- South west facing landscaped gardens
- No onward chain





TOTAL FLOOR AREA: 109.6 sq.m. (1180 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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