



**83 Broad Street**

**HENRY GEORGE**  
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## Holly Tree House, 83 Broad Street, Pewsey, Wiltshire, SN9 6HW

An outstanding detached family home occupying a good sized mature plot, with views over open fields to the front and rear, in this highly sought after village location.

- Detached family home
- Drawing room with open fire
- Large dining room & study
- Beautiful kitchen breakfast room with Everhot range cooker
- Four double bedrooms
- Two ensuite shower rooms
- Double garage & extensive parking
- Lovely south facing gardens



A truly wonderful family home, in this most sought after location, with an outstanding Primary School and Pub, both within walking distance!

### The location

Broad Street is located in the heart of the Pewsey Vale, situated three miles west of Pewsey. It is one of three closely linked hamlets which, between them, benefit from a wonderful garden centre/cafe, public house, primary school and church. The large village of Pewsey provides more extensive local facilities including a mainline rail service to Newbury, Reading and London Paddington (approximately 1hour). For the sporting and outdoor enthusiast there are numerous footpaths and bridleways in the attractive surrounding countryside.

### The property



The property occupies a great sized plot, backing and fronting onto open fields with the main garden facing due south. We will open the five bar gate, park on the large gravelled driveway, walk along the path and through the front door into the hall. Working to the left, the downstairs toilet is first, then the staircase rising to the first floor with storage cupboard and cloaks cupboard below. The dining room can easily accommodate an 8 - 10 seater table with room to spare, bay window to the front and window to the side. Next is the good sized study with window to the side and cat bypass' door. The centre of the home is a real joy, bespoke handmade units created by Cheverell kitchens using solid maple with contrasting hardwood worksurfaces. Inset granite pastry and bread prep area. Old English cream Everhot double kitchen range (think Aga but 21st century) provides the centre piece of this stunning room. Integrated double drawer dishwasher, pull out fridge, underhung Belfast sink with pull out vegetable tap and filter water tap over. There is also a separate prep sink with fitted waste disposal on the opposite side to save walking around with a pan! Window and double doors open out onto the rear garden and there is plenty of space for the matching good sized breakfast table. A door from here opens into the utility room with drying area, space for numerous appliances and separate sink, door into the double garage which is oversized to allow for further appliances and storage. We will come back to the garage, but first back through the kitchen through the hall and left into the drawing room. Again a handsome sized

### Upstairs

We rise onto the large landing with space for either a second study area or library. Walking to the right past a deep storage cupboard, into the family bathroom with shower. The third bedroom is next, son's room so forgive the posters, they will go! A decent double bedroom with window to the rear. The fourth is next, again a good double. Past the deep airing cupboard and into the second bedroom. Measuring over 20' this is a great guest room or a lucky children's bedroom with triple built in wardrobes and an ensuite shower room. Finally into the master bedroom with a handmade Cherry and Maplewood fronted built in wardrobes, matching dressing table and chest of drawers, plenty of room for a super king sized bed and door into the lovely ensuite shower room with white slate floor, mosaic tiled walls, contemporary style suite and remote controlled heated towel rail

### Parking, double garage and gardens

A shared access apron(owned by Holly Tree House, leads to a 5 bar gate opening into a large gravelled parking area, which could accommodate 8+ cars if required, leading to the double garage. Two up and over doors open into an oversized double garage with window to the rear, oil boiler for the central heating (serviced every year), power, lighting and personal door into the utility room. From the driveway we will walk along the front path into the front garden with path from the front gate leading to the front door with outside lighting. Two maturing silver birch trees, outside tap, mature hedge to the front and side and central Holly Tree. We continue into the main garden on the south side of the



property, mainly laid to lawn, well stocked rose and lavender beds and a beautiful mature copper beech. Large timber 'potting' shed with racking for propagation and covered side porch. Area to the rear for compost and storage. Pergola and patio area, 6 raised vegetable beds and to the rear a large wood store which leads back to where we started.

### Services, tenure and local authority

Mains electricity, water and drainage. Oil fired central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

The property is Freehold.

The property is Band G, 2019/2020 £2,896.68 Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100.

If you have any questions about this property, please call our Marlborough office 01672 512299 or email [Marlborough@henrygeorge.co.uk](mailto:Marlborough@henrygeorge.co.uk)

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