



**VULCAN DRIVE  
UPAVON**

**Carter Jonas**

## 2 VULCAN DRIVE, UPAVON, PEWSEY, WILTSHIRE, SN9 6FE

### AMENITIES

- Former Show Home
- Sitting room
- Kitchen / dining room
- Study
- Garden room
- Four bedroom
- Two bathrooms (one en-suite)
- Garden
- Garage and driveway parking

### SITUATION

2 Vulcan Drive is located in the vibrant community of Upavon, famous for its trout fishing and set on the banks of the chalk stream river Avon. The village benefits from an excellent post office/village store, two pubs, The Antelope and The Ship, a doctors' surgery and golf course.

The popular village of Upavon lies 4 miles to the south of Pewsey with a railway station offering direct links to London Paddington. More extensive facilities are available in the nearby market towns of Marlborough (11 miles) Devizes (10 miles) and Salisbury (20 miles) The village is on the southern perimeter of the Pewsey Vale amidst lovely rolling countryside which merges into the Salisbury Plain. Communications are excellent with access to the A303 to the south and M4 to the North.

### DESCRIPTION

Completed in 2021 by Redcliffe Homes, this is a substantial four bedroom detached house of brick elevations under a tiled roof and relieved by double glazed windows.

Offering stylish accommodation over two floors, there is a wonderful feeling of space throughout. The large, welcoming hallway sets the tone for the house and from here you access the downstairs cloakroom and study which is perfect for those working from home. Situated at the end of the hallway is the cosy sitting room which is a wonderful space to sit and relax and features double doors leading to the garden room.

The spacious kitchen / dining room is the real hub of the home and offers an impressive space in which to cook and entertain. The kitchen, which enjoys views over the fields beyond, has a high-quality porcelain tiled floor and is equipped with a range of integrated appliances.

The owners have improved the property by way of the garden room extension. This offers a great extra living space and offers a perfect link between the kitchen/dining room and sitting room.

Upstairs there are four beautifully presented and good-sized bedrooms, all of which have fitted wardrobes. The principal bedroom

## AN IMMACULATE AND BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE, LOCATED ON THIS POPULAR NEW DEVELOPMENT ON THE EDGE OF UPAVON.



is located at the rear of the property and enjoys an en-suite shower room with rainfall shower, LED mirrored cabinet and luxury vinyl flooring. The well-appointed family bathroom completes the first floor accommodation. There is also a large loft which offers incredibly useful additional storage space.

### OUTSIDE

The rear garden has been beautifully landscaped and enjoys great privacy and backs onto the open countryside. There are a number of patio seating areas, a lawn bordered by mature shrubs and olive trees, as well as external sensor lighting, power points and tap. The double garage has light and power, and the driveway provides off road parking for two vehicles.

**TENURE** Freehold    **EPC BAND** B.

**GUIDE PRICE:** OIEO £650,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



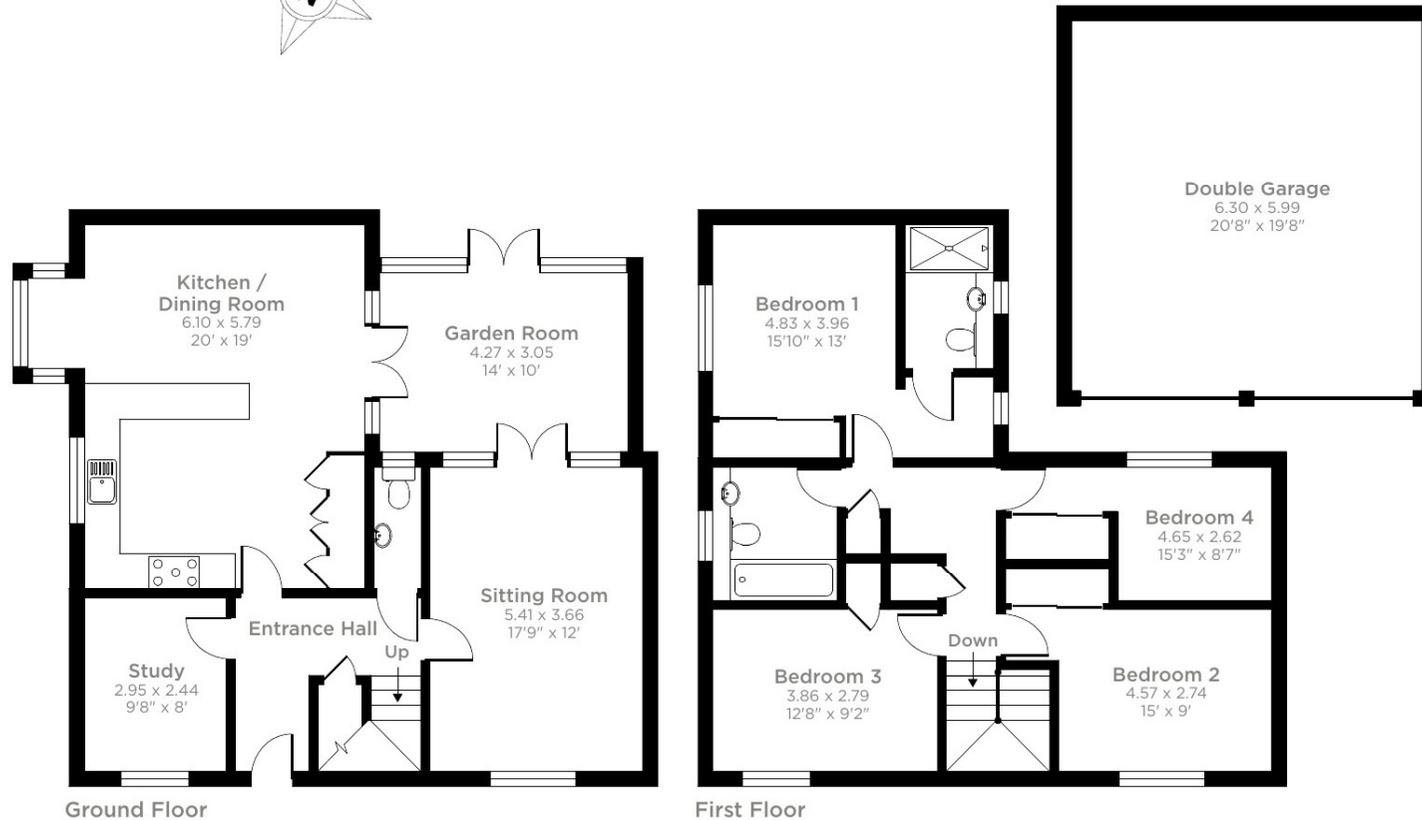
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Approximate Area = 1674 sq ft / 155.5 sq m

Garage = 406 sq ft / 37.7 sq m

Total = 2080 sq ft / 193.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for NicheCom. REF: 1043881

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