



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



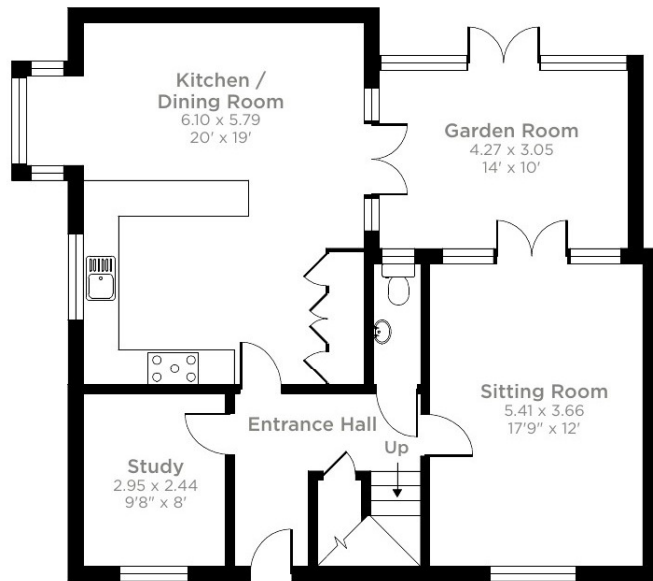
2 Vulcan Drive, Upavon, Pewsey, SN9 6FE

Approximate Area = 1674 sq ft / 155.5 sq m

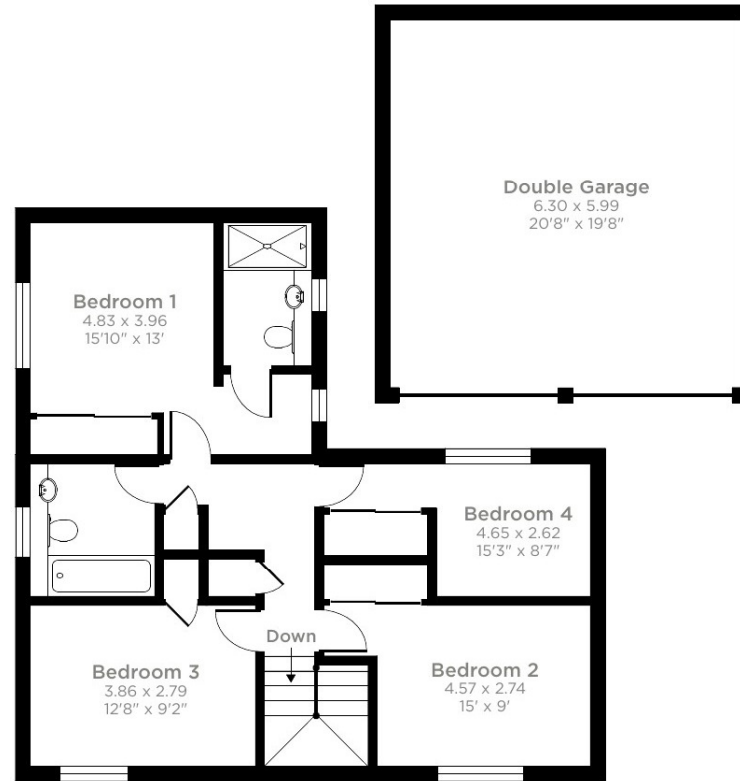
Garage = 406 sq ft / 37.7 sq m

Total = 2080 sq ft / 193.2 sq m

For identification only - Not to scale



Ground Floor



First Floor



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

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data