



Hornbeam House, North Newnton
Pewsey, SN9 6JX



Hornbeam House, Plot 2 Rushall Road, North Newnton, Pewsey, Wiltshire, SN9 6JX

A wonderful opportunity to buy a stylish and fully customisable detached 'Passivhaus' home in the heart of the highly sought after Pewsey Vale with far reaching views of the iconic Alton Barnes White Horse.

- Detached New Passivhaus Home
- Four Double Bedrooms
- Bathroom & En-suite Shower Room
- Impressive Open Plan Living Space
- Driveway Parking For 2 Cars
- Wonderful Far Reaching Views
- High Specification Customisable Finish
- Sought After Pewsey Vale
- 10 Year Advantage Warranty
- Early Reservation Required For Customisation

Guide Price £515,000



****An exciting opportunity to customise a quality individual Passivhaus home to your own preferences****
Strakers are delighted to be marketing three superb 4-bedroom village homes on behalf of award winning 'Erigo Developments.'

These stunning detached properties are located in the heart of the Pewsey Vale and with early engagement are fully customisable to meet your heart's desire. 'Hornbeam House' has been designed with environmental responsibility in mind and hence comprises a sustainably resourced carbon negative timber frame. The homes also benefit from private parking for two cars. Once inside the property you are presented with a timber open staircase set back from the entrance and a downstairs cloakroom. The impressive open plan kitchen/dining/living space is dual aspect and allows plenty of room for family life. The kitchen features a breakfast bar and ample surrounding cupboards to cater for a modern sociable cooking experience, ideal for entertaining. The dining room has doors out to the rear garden. There is also a handy utility room. The entire property is kept warm by use of an Air Source Heat Pump connected to an under-floor heating system throughout the ground floor. On the 1st floor there are 4 double bedrooms, with the master bedroom benefiting from an en-suite bathroom. There is also a good-sized family bathroom featuring a bath and separate shower. You can also take in the views of the beautiful Wiltshire countryside from any one of the bedrooms.

Outside the garden will have a patio and lawn but as with all the interior this can be landscaped to one's own designs and requirements.

*Estimated Completion end of June/July 2022.

Situation

The property is well situated in an exclusive development of just 3 Passivhaus homes within the small hamlet of North Newton in the heart of the North Wessex Downs and Pewsey Vale which is an Area of Outstanding Natural Beauty. All 3 homes benefit from fabulous countryside views across to the Alton Barnes White Horse. Pewsey is some 3 miles to the west offering a range of amenities to include supermarket, doctors surgery, primary and secondary schools, sports centre and mainline rail station to London Paddington. The thriving market town of Devizes is c.10 miles east and offers a wide range of facilities including town centre shopping, museum, theatre, cinema, schools for all ages and the renowned Kennet and Avon Canal.

Property Information

The floorplan images are intended to show layout only and are not intended to accurately depict finish or specification. For details on specification please contact Strakers. The CGI images are representative.

Tenure: Freehold. Council Tax still to be determined. Predicted SAP to follow. Services Air source heat pump, mains water, mains electricity and photovoltaics, mains drainage. Triple glazed windows.

Erigo Developments

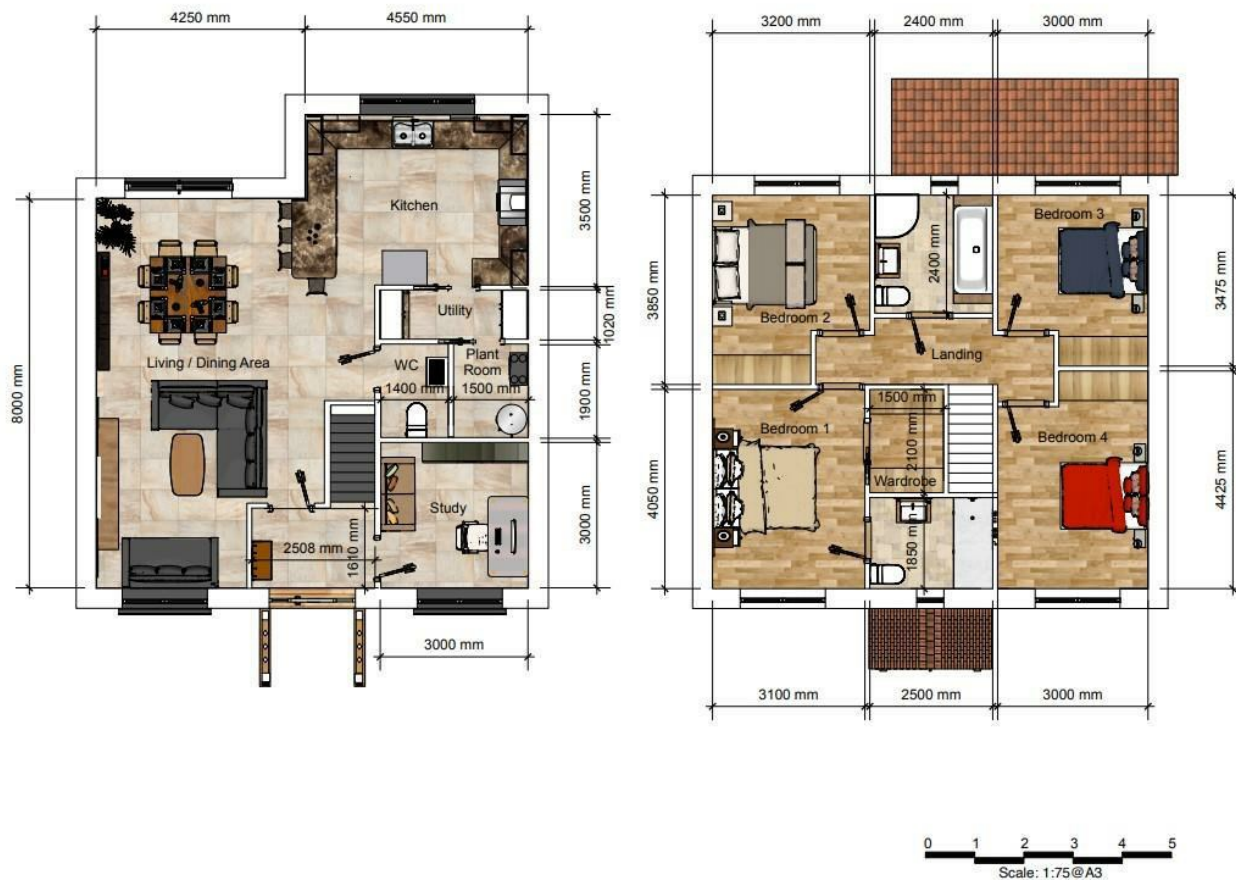
ERIGO is an award-winning construction company, whose ethos is geared toward producing high quality, environmentally responsible homes. They offer a full range of choices so that through early engagement you can fully customise your home to suit your style through what they have termed the 'Make Your Mark' design stage. This allows you to specify whatever you would like from kitchen and bathroom fittings & layout, to lighting, paint and floor finishes. There will be a carefully chosen range of products that Erigo feel would best suit the property, however should you feel the choices do not meet your highest of standards they are always willing to install other products you desire. The extent of flexibility is based entirely on a firm early engagement with you. Erigo have identified dates by which a firm contractual commitment must be made to ensure your choices can be met. If they are marked with 'TBA' then there is still time to choose. If the 'Final product / flexibility' is not specified you have a limitless choice of products right up to contractual completion. We have expert Master Craftsman that can create whatever you envisage, even if it has never been done before.

To ensure we can meet your requirements your engagement must be as early as possible. We will require:

- A 10% deposit and contract will need to be signed prior to any amendments and related meetings taking place. Should particularly extravagant choices be made the material costs for these items may need to be added to the deposit payment.
- Upon exchange of contract, a set of agreed site meetings will be arranged at specific dates to ensure you have good time to 'Make your Mark'.
- There will then be further site meetings to agree final design & product selections to sign off and accept what has been agreed.

For full details of this process, how it works and details of the timeline please contact Strakers who will be pleased to tell you all about it.





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North Newnton Garage

North Newnton, Pewsey, SN9 6JX

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Document Phase:
Construction Issue

Rev.	Date	Remark

Floor Plans
Plots 1-3

A2.1

Scale: 1:75 @ A3

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