



Limberstone, Beechingstoke, Pewsey SN9 6HH

Welcome to

Limberstone, Beechingstoke, Pewsey

Nestled in the sought-after Vale of Pewsey, this attractive three-bedroom home offers stylish, well-presented accommodation, including a sitting room with garden access, a newly fitted kitchen, dining room, garage, and front and rear gardens, blending rural charm with modern convenience.

Entrance Porch

An entrance porch leads through to the hall, featuring tiled flooring and space for storing outdoor attire and footwear.

Hall

The hall provides access to the cloakroom and living room, opening through to the kitchen, and stairs rising to the first floor. Quick-Step laminate flooring continues through the space, which also has a radiator.

Cloakroom

The downstairs cloakroom features a wall-hung WC, wash hand basin, an obscure glazed window, ladder-style heated towel rail and Quick-Step laminate flooring.

Sitting Room

12' 6" x 11' 6" (3.81m x 3.51m)

A bright and inviting sitting room with a working fireplace adding character. The room enjoys views over the lovely established rear garden, with direct access onto the paved patio adding to its appeal. There is ample room for comfortable seating, with Quick-Step laminate flooring and a radiator.

Kitchen

11' 7" x 6' (3.53m x 1.83m)

The refitted kitchen is smartly presented with a range of wall and base units, laminate work surfaces and a ceramic sink and drainer. It opens through to the adjoining dining room, creating an easy flow between the two spaces. Newly installed appliances include a Bosch dishwasher, Samsung oven and Hisense induction hob with extractor hood above. A window provides natural light, while porcelain tiled flooring and a radiator complete the room.

Dining Room

12' 10" x 11' 6" (3.91m x 3.51m)

Ideal for meals and entertaining, this bright space offers ample room for a dining table and chairs. Classic, hand-painted Smallbone units add character and excellent storage, with further space for a freestanding fridge-freezer. The room enjoys views over the rear garden, with direct access to the paved patio and a link through to the utility/storage room. Quick-Step laminate flooring and a radiator complete the space.

Utility / Storage Room

13' 9" x 9' 7" (4.19m x 2.92m)

A generous and useful room providing plumbing and power for a washing machine and additional appliances, plenty of storage, with windows providing natural light. Accessed from both the garden and garage.

Landing

A window provides natural light to the first-floor landing, which also features a built-in storage cupboard with shelving and a hanging rail. The part-boarded loft has a fitted ladder and lighting, providing useful additional storage space.

Bedroom One

13' x 9' 6" (3.96m x 2.90m)

A well-proportioned principal double bedroom with views over the lovely established rear garden and plenty of natural light. There is ample space for additional bedroom furniture, with a radiator completing the room.





Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m)

A well-proportioned second double bedroom, currently set up as a dedicated home office, offering excellent flexibility for home working. The room enjoys lovely, elevated views over the rear garden and has a radiator.

Bedroom Three

10' 3" x 8' 2" (3.12m x 2.49m)

A good-sized third bedroom with a front aspect, radiator and useful built-in shelving, currently used as a dressing room and offering flexibility for a range of uses.

Shower Room

The contemporary shower room features a generous double walk-in shower with a large rainfall shower head and separate hand attachment. High-quality Roca wall-hung sanitaryware is fitted alongside a ladder-style heated towel rail, shaver point and extractor fan. An obscure glazed window provides natural light, with Quick-Step laminate flooring completing the room.

Front Garden

Mainly laid to lawn with mature shrubs and planting, with a path leading to the entrance porch. An outside tap is also provided.

Driveway

Driveway parking to the front of the garage, with an EV charging point fitted to the external garage wall and the modern ASHP positioned nearby.

Garage

16' 7" x 11' 10" (5.05m x 3.61m)

A generous garage with double front doors, offering space for vehicle parking, workshop and general storage. Power and lighting are provided, together with a separate sub-consumer unit. The garage also houses the domestic hot water tank, heated by the ASHP. The attached garage may offer potential for further development, subject to the necessary consents.

Rear Garden

A lovely feature of the property, the established rear garden has colourful flower borders, lawn, vegetable beds and a greenhouse, together with two outside taps and an external double power socket. Indian limestone paving forms a generous patio for outdoor dining and continues through the garden as a central path, adding character to the outside space. With plenty of room for entertaining and relaxing, the garden offers an inviting setting to enjoy throughout the seasons.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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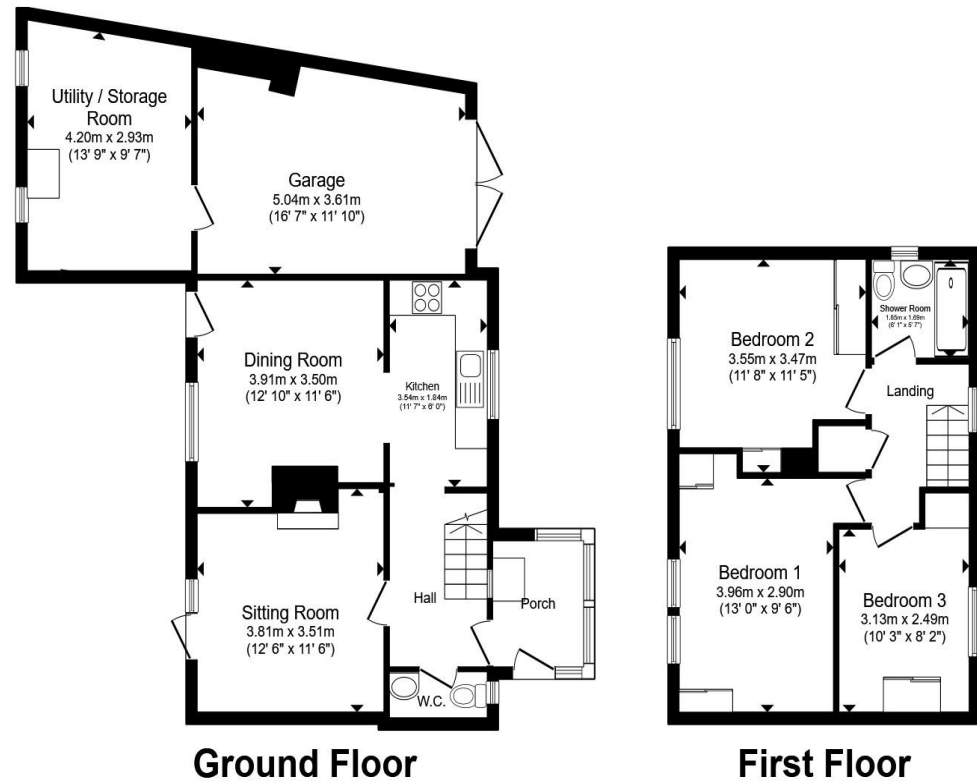
Limberstone, Beechingstoke, Pewsey

- Spacious & Light Three Bed Semi Detached Home
- Sought After Village in the Vale of Pewsey
- Well Presented & Flexible Accommodation
- Driveway Parking & Large Attached Garage
- Attractive Front & Rear Gardens with Countryside Surroundings

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£400,000



Total floor area 113.6 m² (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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