



**STANLEY HOUSE,
URCHFONT**

Carter Jonas

STANLEY HOUSE, HIGH STREET, URCHFONT, SN10 4QL

AN ELEGANT, UNLISTED, DETACHED, GEORGIAN HOUSE IN THE CENTRE OF A PREMIUM VILLAGE, OVERLOOKING THE POND.

AMENITIES

- Detached family home
- Village location
- Four bedrooms
- Two reception rooms
- Cellar
- Outbuildings
- Garden
- Garage and parking

SITUATION

This glorious property is located in Urchfont, a premium village nestled in the heart of the Vale of Pewsey. It is in an area of outstanding natural beauty and surrounded by farmland and a large number of footpaths and bridleways, offering a school, pub, church, village shop and annual Scarecrow Festival. The historic market town of Devizes is 5 miles away, offering a wide range of shops, restaurants, pubs and both state and private schooling options, including the highly regarded Dauntsey's & Lavington schools. The nearest station is Pewsey (10mi) for London Paddington in approx 1hr.

DESCRIPTION

Stanley House is a beautifully presented Georgian village property offering flexible accommodation to suit classic or current tastes.

The ground floor is entered via the small hall, leading to the light, bright, double height kitchen, formerly the carriage house with AGA. The double doors lead onto the south facing, walled courtyard garden. At the near end is a door through to the home office, downstairs loo, and generous utility room with door to the open bay garage beyond, providing a separate access. In the centre of the house is the panelled hall, the beautifully proportioned drawing room, with connecting door to the sitting room.

On the first floor there are 4 double bedrooms, 3 of which are served by the family bathroom with the 4th having a large en suite bathroom, all with lovely light, high ceilings and casement windows.



OUTSIDE

The house is approached through gates to a gravelled drive. There is a large west facing patio leading onto the garden, which is mainly laid to lawn, with mature shrubs and borders.

Beyond is a vegetable patch, a small, wild area and a 2200sq ft barn - the ultimate blank canvas. The office and utility room could easily, stpp, be converted into ancillary accommodation.

GUIDE PRICE: £1,150,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

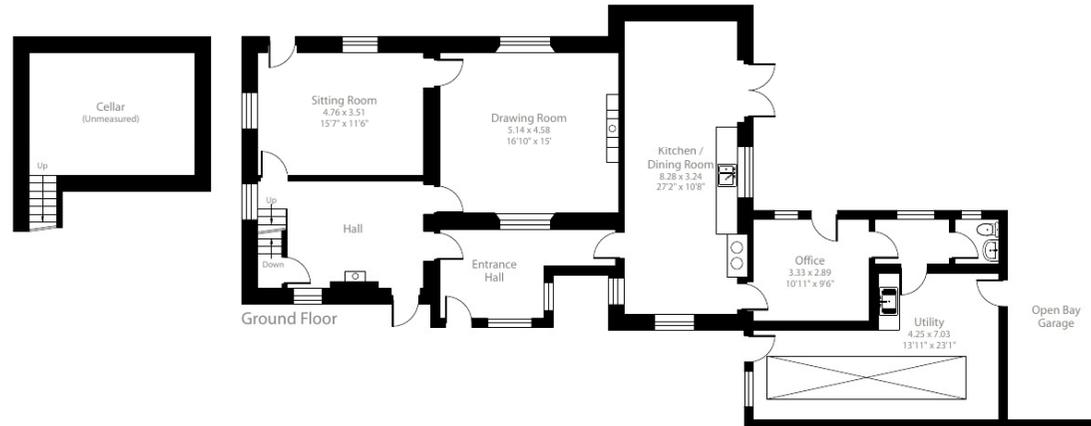
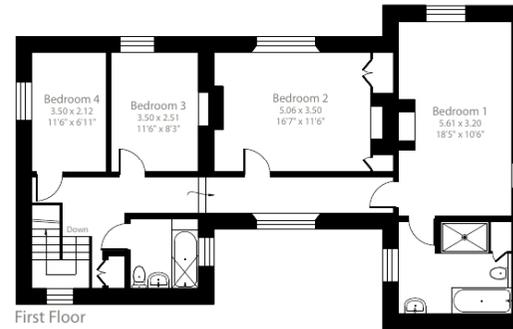
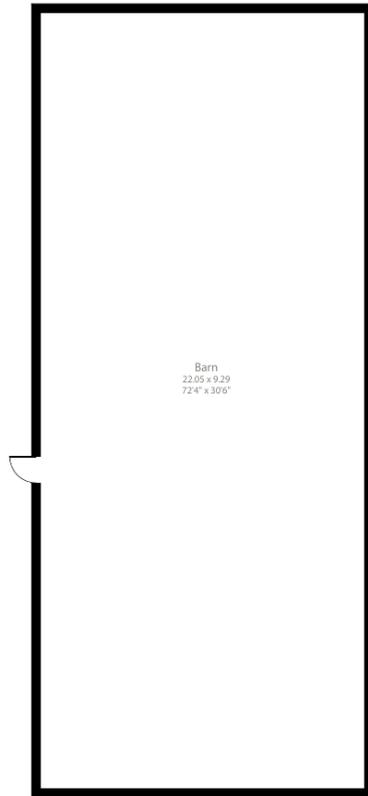
Stanley House, High Street, Urchfont, Devizes, SN10

Approximate Area = 2427 sq ft / 225.4 sq m (excludes cellar & open bay garage)

Outbuilding = 2205 sq ft / 204.8 sq m

Total = 4632 sq ft / 430.2 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1282045

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

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data