Pewsey, Wiltshire SN9

£1,800 Per Month - Available 05/01/2018

HAMPTONS INTERNATIONAL

*Beyond your expectations*

# Pewsey, Wiltshire SN9

## £1,800 Per Month - Available 05/01/2018

*Are you looking for a village centre location in an impressive & substantial period home? Look no further...*

High Ceilings | Two Woodburners | Original Features | Outside Office | Double Garage | Three Reception Rooms | Four Bedrooms | Two Bathrooms | Fully Alarmed.

*Living Room*

*Kitchen*

## Description

The Chantry is an impressive Victorian Gothic house built originally for the Church in 1870 and first inhabited by a Revd'Awdry. It is now a glorious family home that is just bursting with character, including original fireplaces, exposed floors, high ceilings and even a secret staircase! The accommodation is vast with three excellent reception rooms currently used as a formal living room, formal dining room and large playroom/study. There is a fitted kitchen with a separate pantry, utility room and ample storage as well as a wet room on the ground floor. The large and traditional entrance hallway has a sweeping staircase that leads up to the sleeping accommodation, which comprises of three very good size bedrooms, a WC, family bathroom and a further excellent double bedroom, which has its own staircase that leads down to the kitchen. This home comes with the added benefit of an office or workshop (or kids living room!) above the large detached double garage. There is parking inside the garage for two cars as well as on the driveway.

**Hamptons Marlborough Lettings**
20 High Street
Marlborough SN8 1AA
Tel: 01672 514877 - marlboroughlettings@hamptons-int.com
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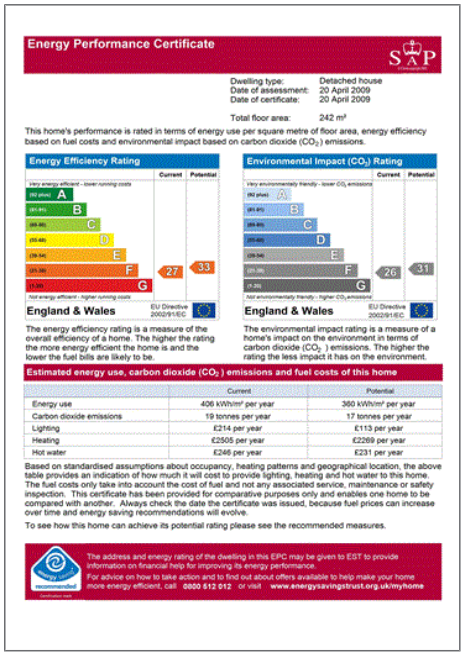
## Floorplan

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

## Energy Performance Certificate (EPC)



**Energy Performance Certificate**

SAP

Dwelling type: Detached house
Date of assessment: 20 April 2009
Date of certificate: 20 April 2009

Total floor area: 242 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide ($CO_2$) emissions.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | 27 | 33 |
| G | | |

England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact ($CO_2$) Rating**

| | Current | Potential |
|---|---|---|
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | 26 | 31 |
| G | | |

England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide ($CO_2$) emissions and fuel costs of this home**

| | Current | Potential |
|---|---|---|
| Energy use | 406 kWh/m² per year | 360 kWh/m² per year |
| Carbon dioxide emissions | 19 tonnes per year | 17 tonnes per year |
| Lighting | £214 per year | £113 per year |
| Heating | £2505 per year | £2269 per year |
| Hot water | £246 per year | £231 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingstrust.org.uk/myhome

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