



📍 17 Raffin Lane, Pewsey, SN9 5HJ

💷 £785,000

A very well presented four bedroom detached dormer bungalow offering flexible and spacious accommodation with over an acre of land

- Four bedroom detached dormer bungalow
- 0.38 acre garden and 0.76-acre meadow
- Beautifully finished throughout including plenty of improvements
- Large single garage and workshop
- Driveway parking for 5-6 vehicles
- Half river fishing rights included
- Walking distance to Pewsey amenities and main line train station
- Abundance of surrounding countryside walks
- Ideal for families

🏡 Freehold

🏠 EPC Rating D



Occupying an enviable edge of village position, 17 Raffin Lane is a versatile four-bedroom detached dormer bungalow set within beautifully established gardens of approximately 0.38 acres, together with an adjoining 0.76-acre meadow, extending to around 1.14 acres in total. Enjoying direct access to the River Avon with half-bank fishing rights, the property offers generous living space, wonderful gardens and a peaceful setting, all within easy reach of Pewsey's amenities.

The property has been updated throughout with a new log burner (2025), Certass-certified replacement windows and doors, plus a refitted bathroom, en-suite and cloakroom.

The ground floor provides an excellent flow between rooms, centred around the spacious sitting room with a front aspect, feature fireplace with log burner and double doors opening into the dining room. The dining room leads through to the utility room, offering excellent storage and garden access, while the adjoining kitchen is well fitted with ample cupboards and French doors opening onto the garden.

Two further reception rooms provide superb flexibility, ideal as a family room, home office or occasional bedroom accommodation, alongside a well-appointed family bathroom.

Upstairs are three bedrooms, including a generous principal bedroom with en-suite shower room, complemented by extensive eaves storage serving the remaining bedrooms.

Outside, the mature gardens feature established trees, shrubs, shaped borders and expansive lawns, creating a private and tranquil setting leading down to the River Avon. The adjoining meadow offers further potential for a range of lifestyle uses, while the river access and fishing rights make this an especially rare opportunity.

There is driveway parking for five to six vehicles and a detached garage.

Combining flexible accommodation, outstanding gardens and grounds, private river frontage and an excellent edge of village location, 17 Raffin Lane is the perfect home.

Location

Pewsey is a charming and historic village nestled in the heart of Wiltshire's picturesque countryside. Situated within the North Wessex Downs Area of Outstanding Natural Beauty, it offers a perfect blend of rural tranquility and community spirit. The village boasts a variety of local amenities including independent shops, a supermarket, cafés, pubs, and a leisure centre with a swimming pool. It's also home to several primary and secondary schools, making it ideal for families.

Pewsey has a rich heritage dating back to Saxon times and retains much of its traditional character, with scenic walks along the Kennet & Avon Canal and open access to surrounding downland. The village hosts the renowned Pewsey Carnival, a major annual event that brings the whole community together in celebration.

Despite its peaceful setting, Pewsey is extremely well connected. It benefits from its own railway station with direct services to London Paddington in just over an hour, and easy road access to Marlborough, Salisbury, and Swindon. With its welcoming atmosphere, natural beauty, and excellent transport links, Pewsey offers a truly desirable lifestyle in the Wiltshire countryside.

Property Information

Council Tax: Band: E

EPC Rating: D

Services: Mains water, drainage and electricity are all connected. Oil Central Heating.

Wiltshire County Council



Raffin Lane, Pewsey, SN9

Approximate Area = 1564 sq ft / 145.3 sq m

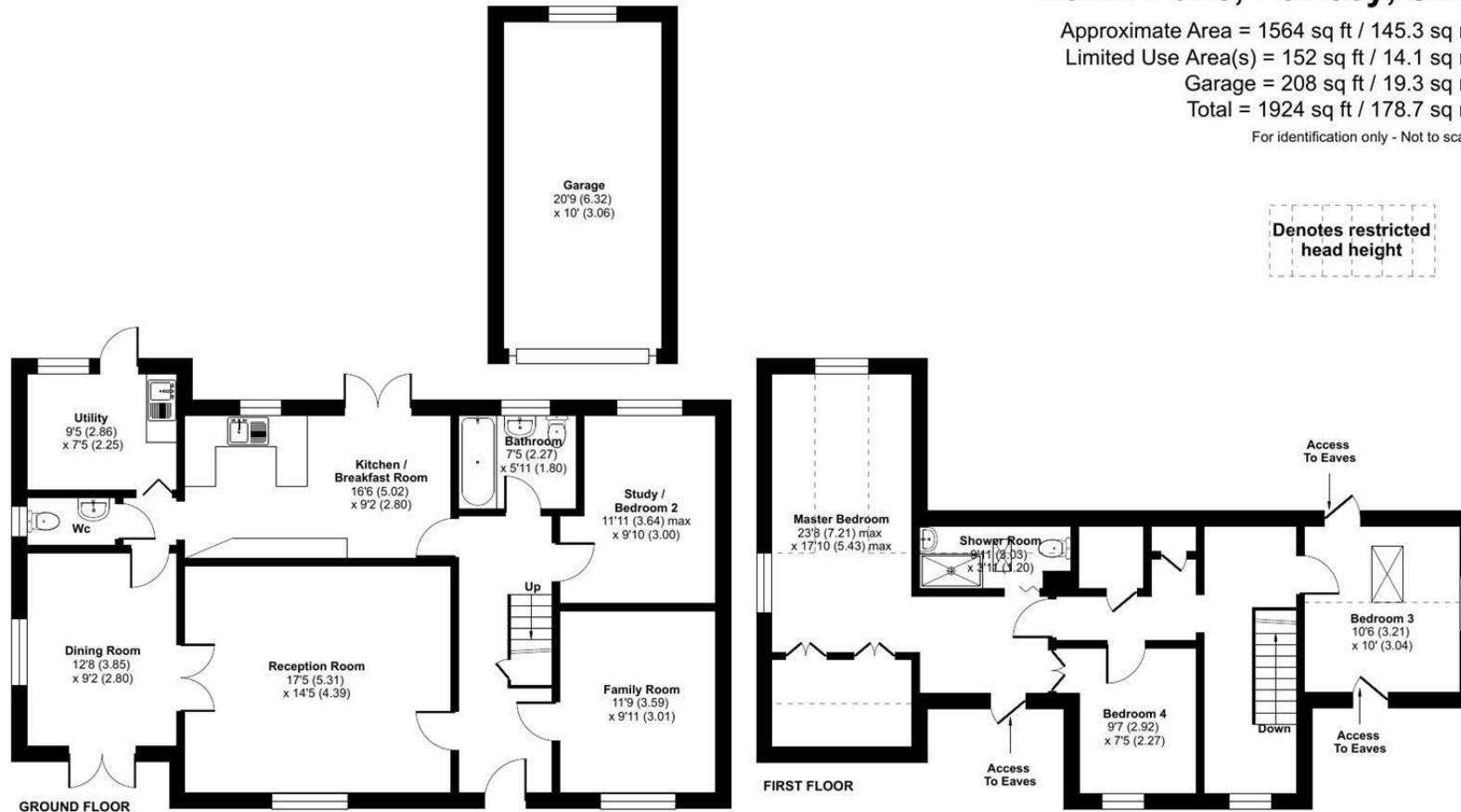
Limited Use Area(s) = 152 sq ft / 14.1 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1924 sq ft / 178.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Strakers. REF: 1493133

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.