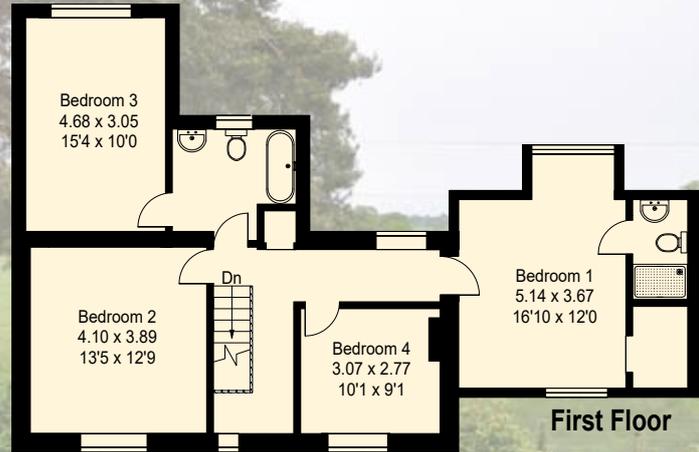
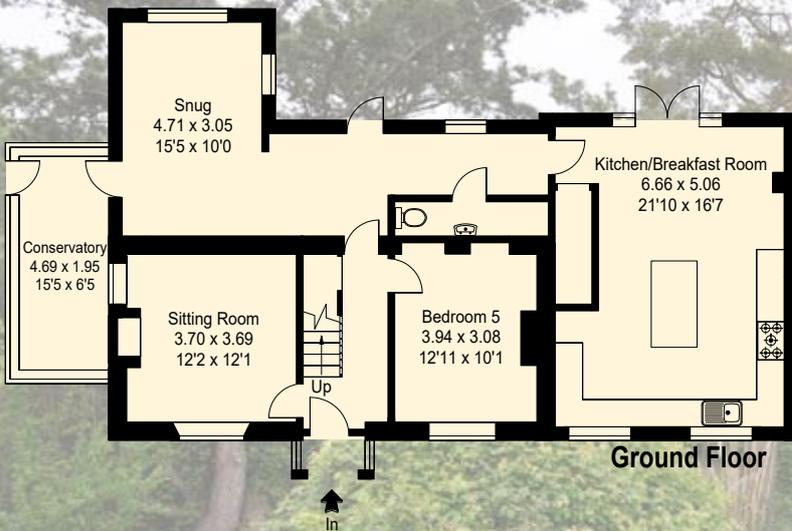




Strawberry Bank, 88 The Green, Great Cheverell, Devizes SN10 5UY

Approximate Gross External Area :- 227 sq m / 2445 sq ft
 Approximate Gross Internal Area :- 196 sq m / 2110 sq ft



PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only.
 Not drawn to scale, unless stated.

STRAWBERRY BANK

88 THE GREEN, GREAT CHEVERELL, DEVIZES, WILTSHIRE

Spacious Charming Country Cottage With Rural Views
 In Sought After Village Bordering Salisbury Plain

SITUATION

West Lavington (Dauntseys school) 2 miles, Market Lavington 3 miles, Devizes 5 miles, A303 15 miles, M4 [J16] 24 miles, Salisbury 23 miles, London 100 miles.

Mainline Trains: Pewsey to London/Paddington (65minutes)
International Airports Southampton & Bristol International airports: 46 miles

Strawberry Bank is situated away from main roads on the edge of the popular village of Great Cheverell which has a shop/PO, Public House & excellent Primary School (Holy Trinity) within walking distance. There is a Co-Op & excellent butchers plus Secondary school in Market Lavington with more comprehensive facilities in the market town of Devizes & the cathedral City of Salisbury, which is within easy reach to the south; with the popular market town of Marlborough to the east. The A303 is located 15 miles away from the property, providing ready access to the West Country and London.

Local, Sporting & Recreational There are plentiful walking and cycling opportunities directly from the property onto the surrounding Salisbury Plain. Devizes is an historic market town with much history & a welcoming atmosphere. There are a good range of amenities including the Wadworths Brewery & numerous public houses/restaurants & supermarkets as well as a wide range of High Street shops & boutiques. Devizes Leisure Centre offers Fitness & Swimming etc: hunting is with the Avon Vale; fishing on the Avon by membership of the local angling club. Racing is at Salisbury, Wincanton and Bath. Golf can be enjoyed at North Wilts.

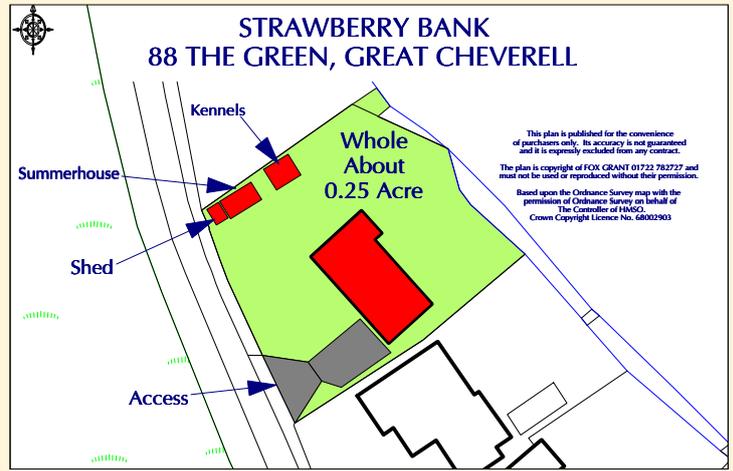
STRAWBERRY BANK

A delightful extended period cottage of pebble-dashed elevations under a tiled roof directly adjoining a brook and enjoying open countryside views to the front & rear. Extending to some 2,110 ft² (GIA), the property provides well-presented accommodation arranged over 2 floors. Whilst the property has benefited from modernisation it still retains much of its character with many double aspect rooms and a woodburning stove in the sitting room.

- Master bedroom with ensuite & walk-in wardrobe
- 3 further bedrooms & family bathroom
- Fifth bedroom downstairs/ study
- Sitting room, double aspect with woodburning stove
- Double aspect family kitchen / dining room with French doors to garden
- Utility & cloakroom/ WC
- Lean-to conservatory/ boot room

The mature gardens are on three sides of the property with lawn, mature trees and herbaceous borders, with a brook running along the rear boundary. There is a stand alone brick built **Summerhouse/ Home Office**; timber shed & 3 bespoke purpose built **kennels** within the main garden plus two separate patios adjoining the cottage

The property has ample gravelled parking for two vehicles behind a five bar gate.



AGENTS NOTES

Fox Grant and their clients give notice that:

They have no authority to make or give any representations or warranties in relation to the property.

1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

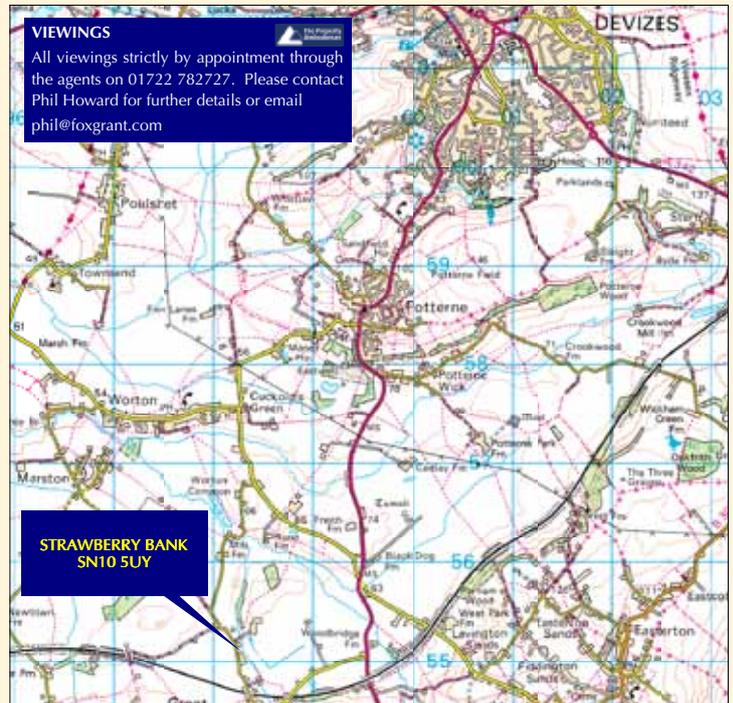
Personal Interest A member of Fox Grant staff has a vested interest in the property
Unitary Authority Wiltshire County Council Tel: 0300 456 0100

Council Tax House Band 'F'. Amount payable £2,470 2018/ 19

Services Mains electricity, water and drainage. Oil fired central heating boiler via radiators

Energy Performance Certificate (EPC) Band D : full report available upon request

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.



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COUNTRY
& VILLAGE

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