





# Welcome to

# **Bunnies Lane, Rowde Devizes**

Introducing a timeless 4-bedroom cottage nestled within the picturesque Bunnies Lane in Rowde. This delightful property spans three floors, offering a unique and spacious living experience.

As you step inside, you'll be greeted by a blend of modern amenities and timeless character. The centrepiece of the home is the modern bathroom, complete with a luxurious roll-top bath, providing a perfect retreat for relaxation and rejuvenation.

Throughout the cottage, original feature fireplaces serve as both a focal point and a reminder of the property's rich history, adding warmth and character to each room.

For your convenience, this cottage boasts driveway parking, ensuring you have a secure place for your vehicles.

Nestled in the desirable Bunnies Lane, this property offers the tranquillity of countryside living while remaining conveniently accessible to local amenities and transport links. Whether you're enjoying a peaceful evening by the fireplace or taking in the serene surroundings, this cottage embodies the essence of a charming countryside retreat.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### **Entrance Porch**

6' 4" x 5' 6" ( 1.93m x 1.68m )

## Lounge

10' x 13' 6" ( 3.05m x 4.11m )

### **Dining Room**

10' x 13' 1" Max ( 3.05m x 3.99m Max )

#### Kitchen

12' 4" x 7' 10" ( 3.76m x 2.39m )

### **First Floor**

## Landing

### **Bedroom One**

9' 11" x 13' 3" ( 3.02m x 4.04m )

### **Bedroom Four**

12' 4" x 7' 11" Max ( 3.76m x 2.41m Max )

### **Bathroom**

9' 10" x 7' 6" ( 3.00m x 2.29m )

#### **Second Floor**

# Landing

## **Bedroom Two**

13' 5" Max x 9' 11" Max ( 4.09m Max x 3.02m Max )

## **Bedroom Three**

10' 8" Max x 10' 2" Max ( 3.25m Max x 3.10m Max )

## **External**

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# **Bunnies Lane, Rowde Devizes**

- Village Location
- Original Feature Fireplaces
- Exquisite Roll-Top Bath
- Driveway Parking
- A Stone's Throw from Countryside Walks

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Offers Over

£280,000



Starting at Allen and Harris Estate Agents Devizes, Northgate Street

- Head northwest on Northgate St toward Northgate St/A361

Go through 2 roundabouts

- Continue onto The Nursery/A361

Continue to follow A361

- Slight right onto Dunkirk Hill/A342

Continue to follow A342

- Turn left onto Bunnies Ln









Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/DVZ106092



Property Ref: DVZ106092 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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