





📍 Laurel House, 3 Cedar Close, Worton, Devizes, Wiltshire, SN10 5SD

🔗 Offers In Excess Of £500,000

A superb family home set behind a small green with an immaculately presented interior and a completely private partly walled rear garden.

- A Well Positioned Detached Family Home
- Beautifully Presented Throughout
- 4 Double Bedrooms
- 19'11" Dual Aspect Sitting Room
- Separate Dining Room
- Stylish Refitted Kitchen/Breakfast Room
- Refitted Bathroom & En Suite
- Gated Driveway & Parking For 3 Cars
- Very Private Rear Garden
- Popular Village With Great Walks & A School

🏡 Freehold

🏠 EPC Rating D





Tucked away behind a small green on this sought after close in the village of Worton, is this truly delightful family home with a completely private partly walled rear garden and a spacious well presented interior.

'Laurel House' has been lovingly maintained and much improved by the current owners who have updated both the family bathroom and en suite with stylish suites as well as installing a stunning kitchen, adding oak internal doors, and a 'Hive' heating system.

Internally a lovely welcoming entrance hall with limestone flooring and large under stairs cupboard, leads off to a modern cloakroom and a 19'11 dual aspect sitting room with a bespoke fireplace and log burning stove and French doors to the rear garden. There is a flexible dining room / family room with wood effect flooring and a stunning kitchen. The kitchen has been opened up into a more useable space and has an island/breakfast bar with a granite worktop and fitted cupboards with contrasting oak worktops. It is well equipped with a 'Neff' dishwasher, double oven and warming drawer, a 4 ring induction hob, washer/dryer and recycling drawer. Set off the spacious landing with ladder access up to a part boarded loft with scope for conversion, is the principle bedroom with its vaulted ceiling, row of fitted wardrobes and luxurious en suite. There are three further double bedrooms (1 with fitted built in wardrobe) and a contemporary family bathroom. Outside: the house has also been improved with a lovely garden backing on to a wooded copse. It is partly walled with a decked sun terrace complemented by a further Indian sandstone patio, new fencing, an apple tree and a corner bed with established plants and shrubs. There is a single garage with light and power plus a timber store behind the garage (housing the oil tank).

#### Situation

Laurel House is set in a tucked away position behind a small green as you enter the close and the only house with its own 5 bar gated entrance. The charming village of Worton has a public house, a primary school and a Church. There are also some delightful countryside walks just at the end of the close with a bridleway taking you through to the village of Marston. A large array of amenities including shops, supermarkets, banks, building societies, bars and restaurants can be found at nearby Devizes which is approximately 4 miles away. There is also a thriving weekly market and regular farmers market. The historic cities of Bath and Salisbury are less than 25 miles away. The Pewsey Vale, Stonehenge and the village of Avebury are all within approximately 20 minutes drive. Mainline railway links run from nearby Chippenham, Westbury and Pewsey to London, and the M4 motorway is easily accessible. There is an excellent selection of schools, at both primary and secondary levels. Successful schools in the state and private sectors include: Dauntsey's, Marlborough College, Stonar and St Mary's.

#### Property Information

Council Tax: F

Services: Oil fired central heating, mains water, drainage and electricity.

In a Conservation Area.



# Cedar Close, Worton, Devizes, SN10

Approximate Area = 1516 sq ft / 140.8 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 1737 sq ft / 161.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1092223

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