



📍 17 Witchcombe Close Great Cheverell, Wiltshire, SN10 5TQ

🏠 Guide Price £300,000

A well presented 3 bedroom family home with a pleasant view over a small green. Situated in the highly rated village of Great Cheverell and offered with no onward chain.

- Well Proportioned Family Home
- No Onward Chain
- Three Bedrooms
- Modern Kitchen
- 18'5" Sitting / Dining Room
- Family Bathroom & Additional Downstairs Cloakroom
- Private Fully Enclosed Garden
- Parking For 2 Cars
- Very Desirable Village With Amenities
- Countryside Walks On The Doorstep

🏡 Freehold

🏠 EPC Rating C



Located in the much sought after village of Great Cheverell is this spacious 3 bedroom modern family home that is offered with no onward chain.

This charming village with a friendly community has so much to offer including the excellent primary school opposite the house called Holy Trinity, a pub and village store within walking distance as well as wonderful countryside on the doorstep ready to explore.

Internally, an entrance hall has stairs up to the first floor and a useful under stairs cupboard. Doors open off to a modern downstairs cloakroom, the sitting/dining room and a smart kitchen. The kitchen has a range of fitted wall and base cupboards with granite effect worktops, tiled effect flooring, a built-in electric oven and grill and space for further appliances. The 18ft open plan sitting/dining room is light and airy and has French doors leading out to the rear garden. On the first floor, a contemporary family bathroom is complemented by three bedrooms (2 doubles and 1 single), with the two larger bedrooms featuring built-in wardrobes/cupboards.

Outside, there is parking to the side for 2 cars and a side gate leading into a fully enclosed partly walled rear garden. It is most laid to lawn with a gravelled sun terrace, established beds and plants and a tin storage shed.

Situation

The property occupies a very pleasant position within the highly sought after Wiltshire village Great Cheverell and is well placed for rural walks and bicycle rides. This thriving village is perfect for families and has a range of amenities including an outstanding primary school Holy Trinity (conveniently directly opposite), an excellent nursery, a public house with a shop underneath, an active village hall and a church. The historic market town of Devizes is some five miles north with a wider range of facilities including town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The renowned Dauntsey's and Lavington schools are in the neighbouring villages of West Lavington and Market Lavington. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius, with the further benefit of mainline railway stations situated in Westbury, Pewsey and Chippenham.

Property Information

Council Tax: Band C

Services: Mains water, electricity and drainage are all connected. Electric heating.

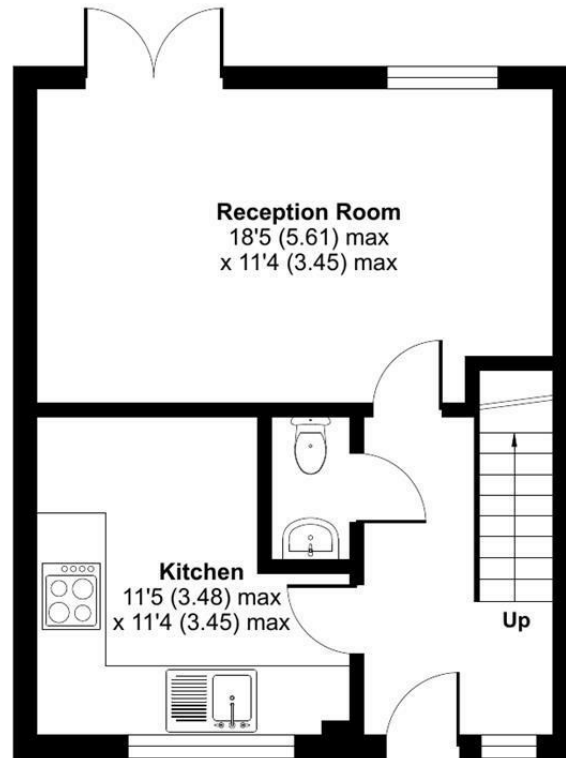
Witchcombe Close is a private road. For the private road upkeep, grass and trees cutting, lighting there is a management fee of £16 pcm. The residents manage it personally so fees are kept to a minimum.



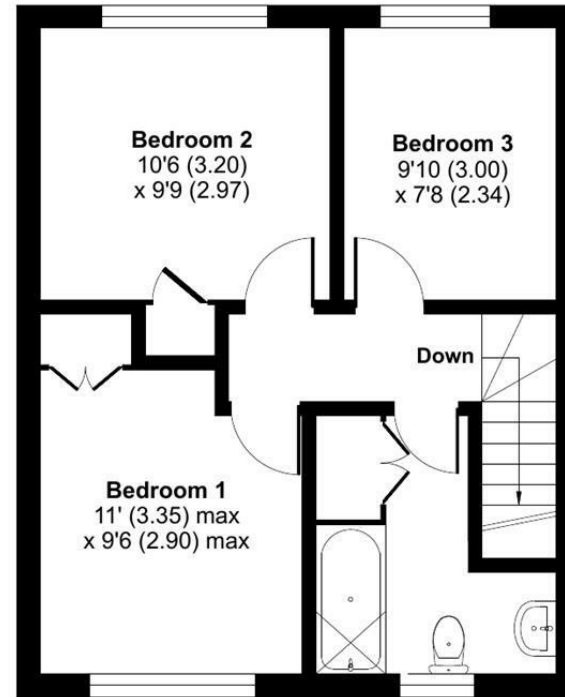
Witchcombe Close, Great Cheverell, Devizes, SN10

Approximate Area = 872 sq ft / 81 sq m

for identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1120995

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