



📍 Glenavon London Road, Devizes, Wiltshire, SN10 2DS

🏠 Guide Price £795,000

A most impressive 4/5-bedroom, detached family home. Offering spacious and flexible accommodation throughout, as well as backing onto the Kennet & Avon canal with it's own private jetty, a truly unique home, not to be missed.

- 4/5 bedroom detached family home
- Canal side property with own private Jetty
- Flexible and spacious accommodation throughout
- In-and-out driveway parking for 6 vehicles
- Integral garage with light & power
- En-suite and dressing room to principal bedroom
- Balcony from principal bedroom overlooking the canal
- En-suite to bedroom 2
- 3 reception rooms

🏡 Freehold

🏠 EPC Rating C



'Glenavon' is a truly unique home, boasting spacious and flexible accommodation throughout. This 4/5-bedroom, detached, canal side home offers characteristics that you won't easily come across elsewhere.

Entering through the front door, you are met with an inviting entrance hallway giving you a sense of the space on offer as soon as you walk in. To the right hand side, an incredible 20'2ft, dual aspect living room, flooded with natural light and with French doors opening to a lovely decking area with an outlook over the canal. To the left of the entrance hallway is another reception room, currently used as a dining room. The well-equipped and modern kitchen/breakfast room, with a range of integral appliances including double oven & grill, electric hob, walk in pantry, French doors to the rear garden and a separate utility room, this is the perfect space for entertaining. A downstairs W/C completes the ground floor accommodation.

Ascending to the first floor, a fantastically open landing, continuing the theme of space. On this floor, there are 3 bedrooms, the principal bedroom boasts a real 'wow-factor', with built in wardrobes, an en-suite shower room, walk in dressing room and a superb balcony area, perfect for your morning coffee or a little something else before retiring to bed. There is a further, flexible reception room, which benefits from a great outlook, being on the first floor, and access to the balcony.

The top floor of this 3-storey home, offers a further 2-bedrooms, one of which has an en-suite and the other could be used as a study, depending on ones needs.

Externally, there is a in-and-out driveway with parking for 6 vehicles, a single garage with light and power and the most delightful rear garden, mostly laid to lawn, with a patio, decking area and it's own private jetty, backing straight down to the Kennet & Avon canal.

#### **Situation**

The property enjoys enviable views over the famous Kennet and Avon Canal to the rear. It is also conveniently placed for easy walking distance of the town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

All mains services are connected.

EPC rating: C

Council tax band: G

Agents Note: The bottom section of the garden is owned by the River & Canal Trust. The agreement is not transferrable to the new buyer. New owners will need to apply themselves for a new agreement. Current rental charge for use of land is £501.95 P.A.



# London Road, SN10

Approximate Area = 1922 sq ft / 178.6 sq m

Limited Use Area(s) = 358 sq ft / 33.3 sq m

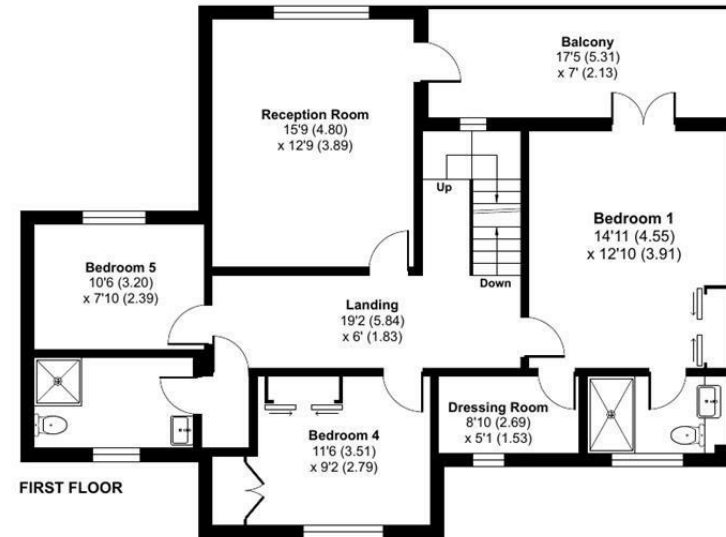
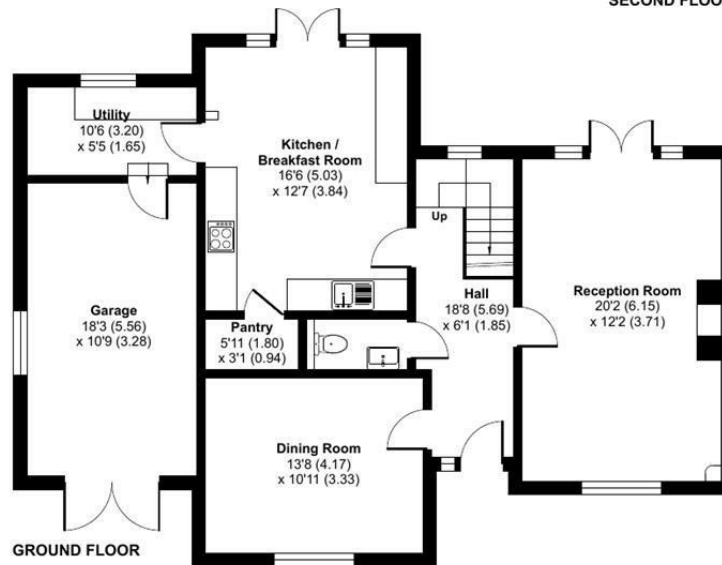
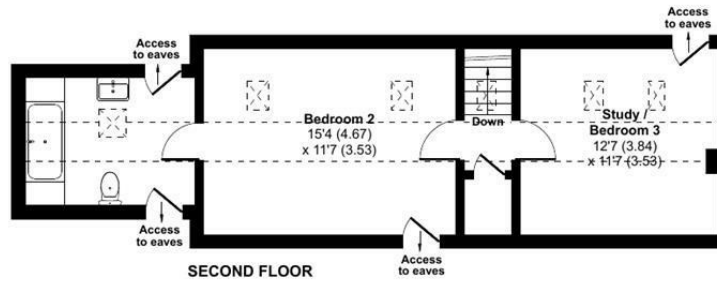
Garage = 196 sq ft / 18.2 sq m

Total = 2476 sq ft / 230 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1121878

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