



📍 Paddocks, 12 The Breach, Devizes, Wiltshire, SN10 5BJ

🏠 Guide Price £697,500

A handsome 1930s bay fronted 4 bedroom family home with a magnificent vaulted extension. Set in one of Devizes most prestigious addresses.

- Substantial Semi Detached 1930s Home
- Stunning Vaulted Kitchen Extension
- Impressive Bay Fronted Reception Room
- Four Bedrooms
- Contemporary Bathroom
- Versatile Attic Space
- Garage, Parking & A Workshop
- Extensive Rear Garden
- A Premium Devizes Address
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



'Paddocks' is a substantial semi detached family home, beautifully appointed in 'The Breach'- one of the most prestigious addresses of Devizes, that is within easy walking distance of the town centre and the local schools. it is being offered with no onward chain.

Constructed in 1936 by Master local builders of the time Rendells, the property maintains an array of its original charm and character including impressive restored bay windows to the sitting room and to the master bedroom, plus a superb kitchen/vaulted dining room which is just wonderfully light, airy and a pleasurable space to eat and entertain in. The generous and well presented accommodation comprises a large welcoming reception hallway with a modern cloakroom, opening into an impressive 26ft bay fronted dual aspect and open plan sitting/family room with a fireplace. The aforementioned kitchen/dining room has tiled flooring, ample wall and base cupboards with adjacent oak worktops and a range of quality integrated appliances including a microwave, oven, dishwasher and 4 ring gas hob. The oak framed vaulted dining area has floor to ceiling glazing plus Velux skylights and a utility cupboard. On the first floor, there is a beautiful bay fronted principal bedroom with built-in wardrobes, plus three further bedrooms and a smart re-fitted family bathroom. In addition, a spiral staircase ascends to a large converted attic room which has a flexibility of uses.

Outside, to the front is driveway parking for a number of cars plus a single garage. The stunning well stocked rear gardens include well stocked borders, established trees and shrubs, private seating areas and a long lawn. Moreover there is a 229sqft workshop.

Situation

'Paddocks' is situated in 'The Breach'- a delightful, leafy private no-through road and one of the most sought after residential areas in Devizes, only 10 minutes stroll from town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, various Supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, and Bristol are all within easy motoring distance. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

Property Information

Council Tax: Band F

Services: All mains services are connected.

The Breach is a Private Road: The Breach Road Committee and there is an annual sum payable of £75 p.a. paid for maintenance costs and ongoing sinking fund.



Paddocks, The Breach, Devizes, SN10

Approximate Area = 1780 sq ft / 165.3 sq m

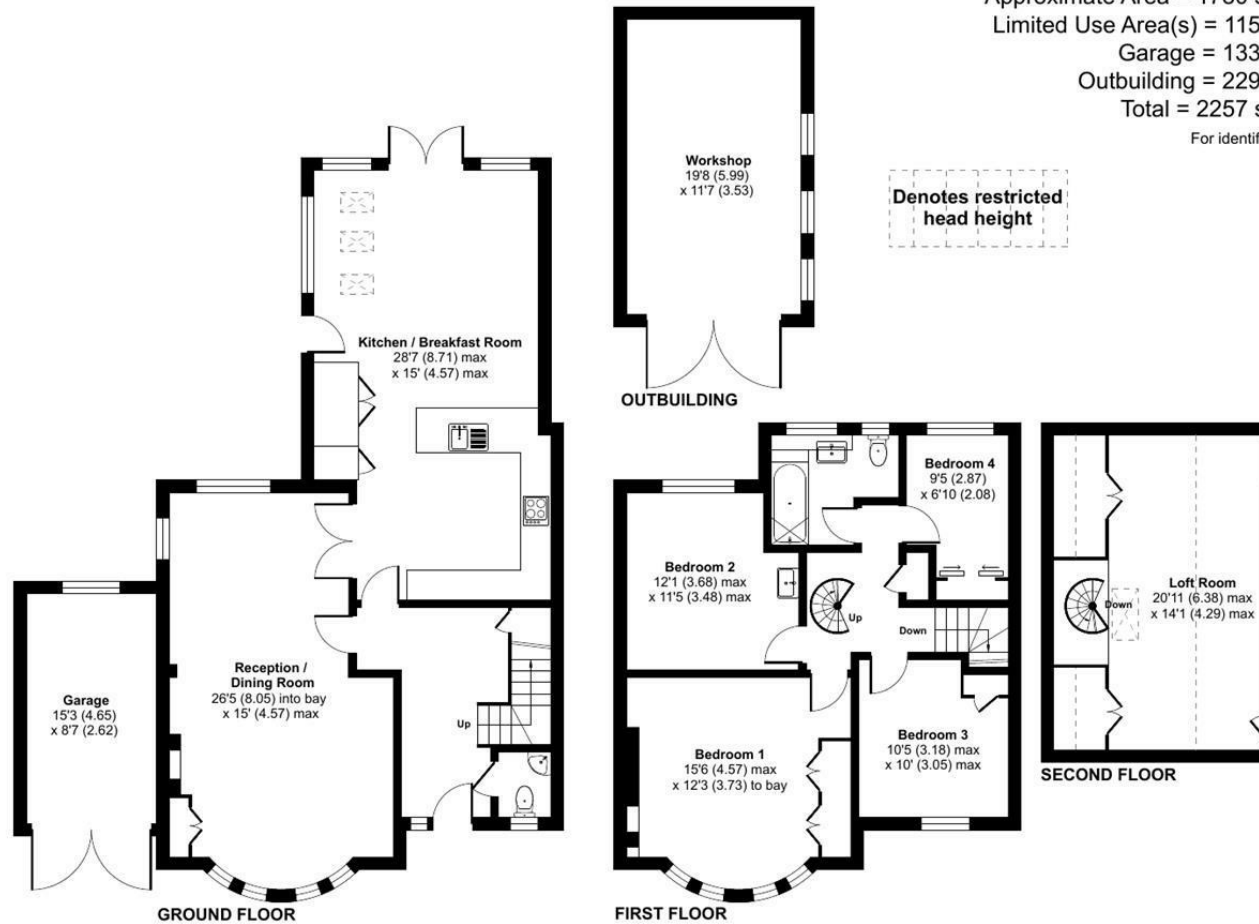
Limited Use Area(s) = 115 sq ft / 10.6 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuilding = 229 sq ft / 21.2 sq m

Total = 2257 sq ft / 209.4 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: 1151173

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