

Potterne Wick Wiltshire



THE GABLES, POTTERNE WICK, DEVIZES WILTSHIRE SN10 5QT.

Guide Price: £1.15m

COUNTRY ELEGANCE - AN EXCEPTIONAL
PROPERTY WITH PERIOD ORIGINS IN A
TRULY LOVELY SETTING

- Superb Family Accommodation
- Over 2700 ft²
- 5 Bedrooms
- 4 Reception Rooms
- Superb Bespoke Kitchen
- Double Garage + Workshop
- Stables + Hay Barn
- Wonderful Rural Views
- Lovely Gardens
- About 1.1 Acres



DESCRIPTION

An outstanding country cottage dating back in part to 1850, beautifully extended in 2016 to create a spacious 5-bedroom family home in an enviable rural setting. Fabulous countryside and woodland walks are found right on the doorstep.

The current owners have done an incredible renovation in their 10 years at The Gables, transforming the original cottage into a light and elegant home, with an immaculately presented interior complemented by beautiful, landscaped gardens. A stunning bespoke kitchen with granite worktops features an island/breakfast bar with contrasting oak worktop, slate floor tiles and a 'Rangemaster' induction electric oven. A sizable utility is set off the kitchen with a downstairs cloakroom. A magnificent 21ft triple aspect sitting room has an inviting log burning stove set against a lovely exposed brick wall and oak flooring. From here a charming garden room links to the characterful family room with an inglenook fireplace and additional log burner, plus a study ideal for anyone working from home.

Two separate staircases ascend to the first floor where there are five bedrooms, all with wonderful countryside views. In addition to the refitted family bathroom there are also stylish en suites to both the principal triple aspect bedroom and a guest bedroom.

Outside, 5 bar gates open onto a gravelled driveway providing ample off road parking and a detached double garage with a useful workshop to the rear (all with light and power). The well-maintained gardens enjoy an excellent amount of privacy and from the extended sun terrace there are again fine vistas to enjoy. In addition to the garden is an enclosed paddock with planning for an outdoor school, plus an adjacent hay barn and 2 stables.

SITUATION

This wonderfully appointed detached home is set in an enviable and completely rural position with far reaching views over the surrounding farmlands. Potterne Wick is a hamlet on the edge of the village of Potterne, a popular Wiltshire village with various local amenities to include convenience stores, Post Office, public houses and a Church. The nearby market towns of Devizes and Marlborough provide a comprehensive range of amenities including shopping and schooling. There is good choice of both state and private schooling in the area.

Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3/4 also gives easy access to the motorway network and to Heathrow and Gatwick airports. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within easy motoring distance.

PROPERTY INFORMATION

Tenure: Freehold / Council Tax: Band E / EPC Rating: D

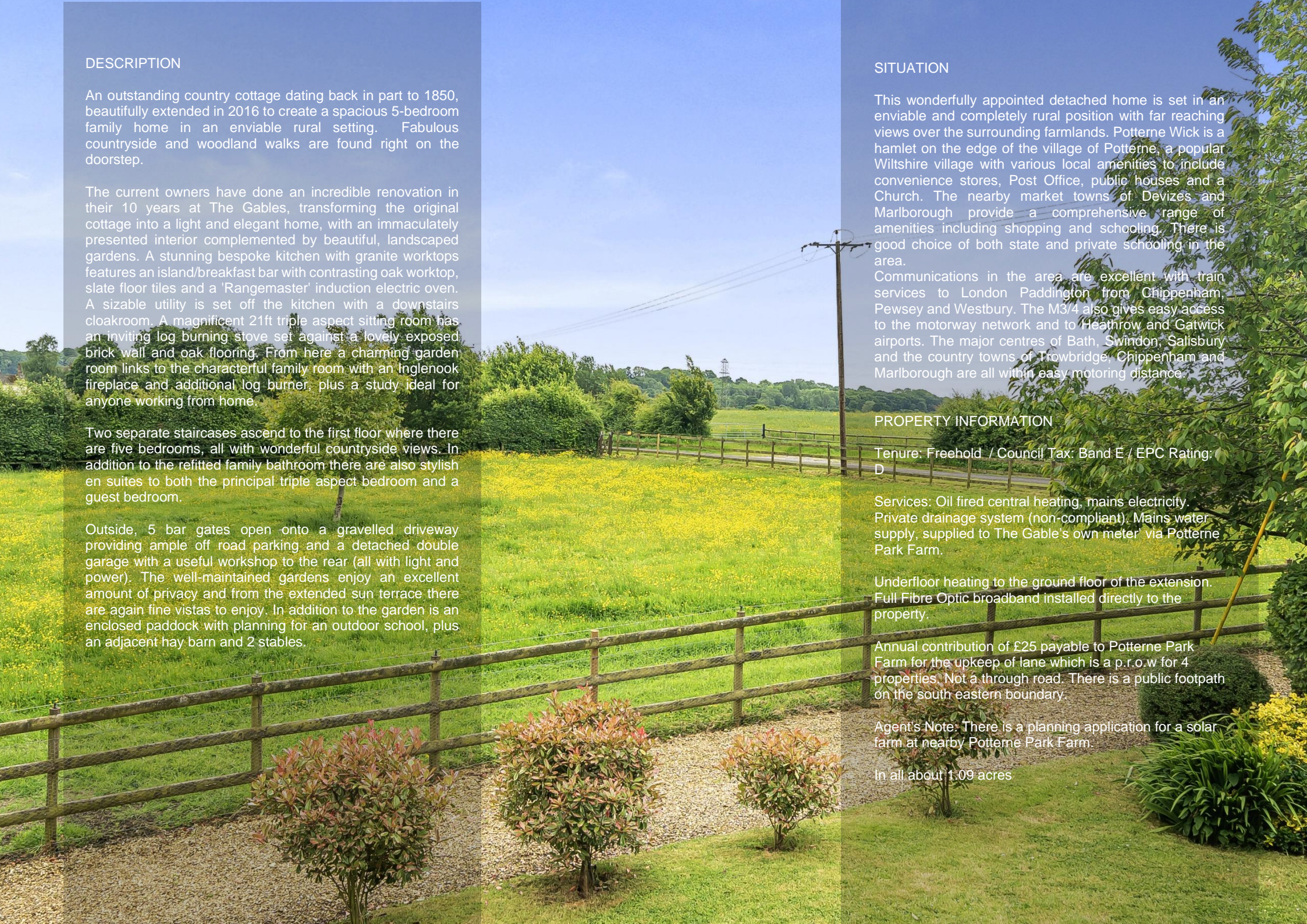
Services: Oil fired central heating, mains electricity. Private drainage system (non-compliant). Mains water supply, supplied to The Gable's own meter via Potterne Park Farm.

Underfloor heating to the ground floor of the extension. Full Fibre Optic broadband installed directly to the property.

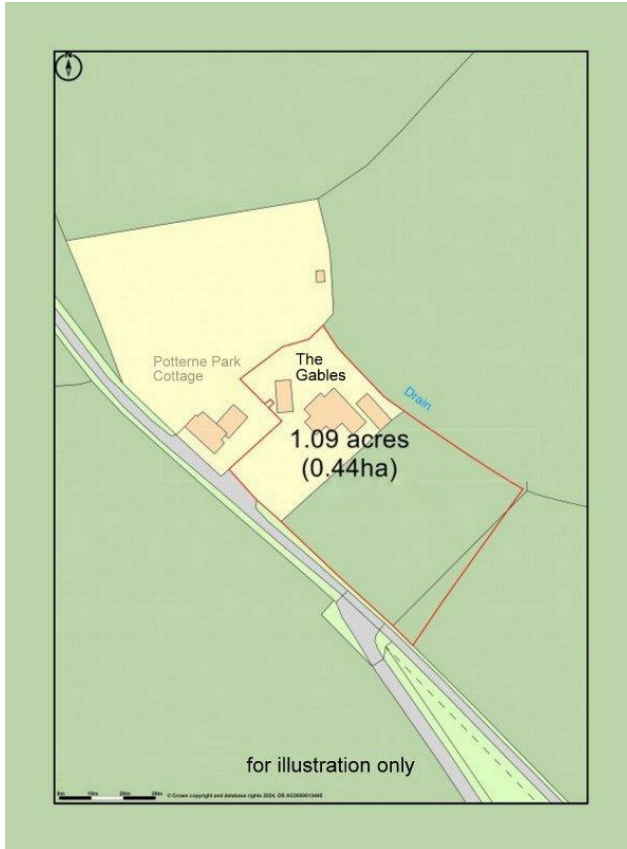
Annual contribution of £25 payable to Potterne Park Farm for the upkeep of lane which is a p.r.o.w for 4 properties. Not a through road. There is a public footpath on the south-eastern boundary.

Agent's Note: There is a planning application for a solar farm at nearby Potterne Park Farm.

In all about 1.09 acres







The Gables, Potterne Wick, Potterne, Devizes, SN10

Approximate Area = 2766 sq ft / 257 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

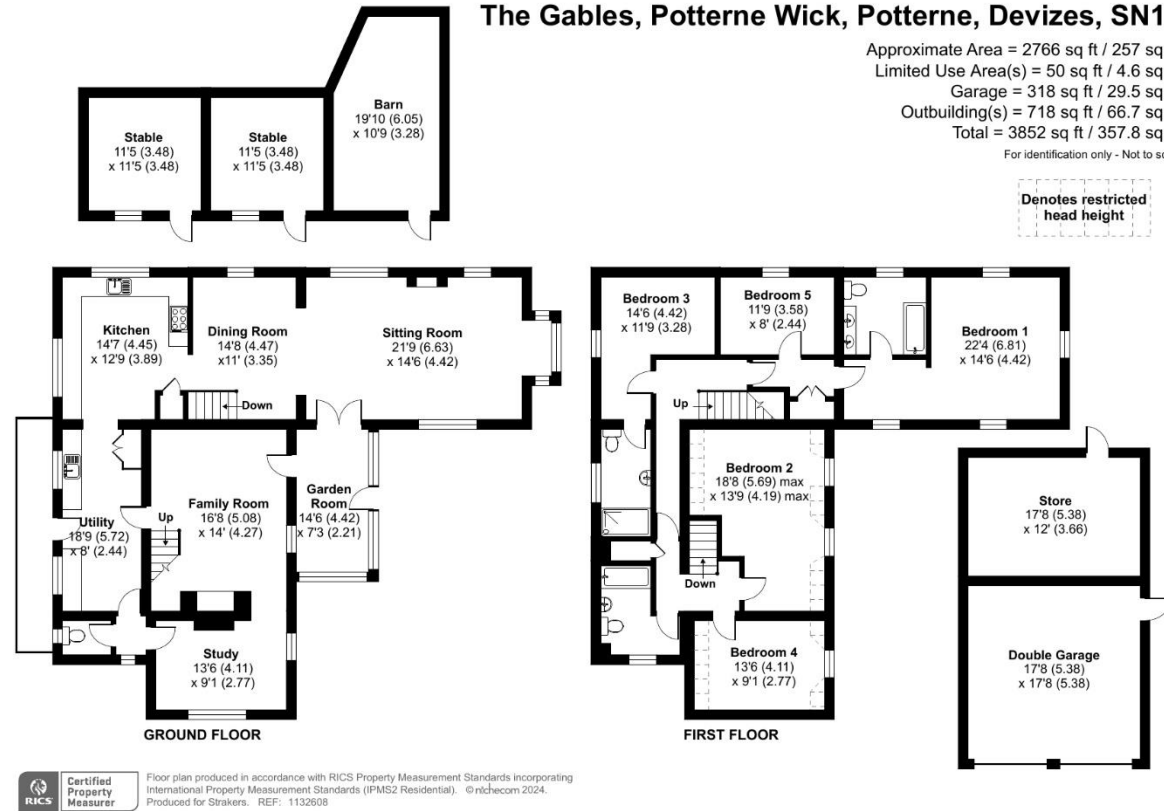
Garage = 318 sq ft / 29.5 sq m

Outbuilding(s) = 718 sq ft / 66.7 sq m

Total = 3852 sq ft / 357.8 sq m

For identification only - Not to scale

Denotes restricted head height



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