





📍 Old Orchard, 28 High Street, Great Cheverell, Wiltshire, SN10 5TH

🔗 Offers In Excess Of £899,950

A truly exceptional family home set in the highly prized village of Great Cheverell, with an exemplary standard of finish and wonderful large garden.

- Beautifully Renovated & Extended Contemporary Home
- Much Larger Than It First Appears @ Circa 2500sqft
- Versatile & Immaculately Presented Interior
- 4/5 Bedrooms
- Complemented By 4/3 Reception Rooms
- 2 Stylish En Suites & Family Bathroom
- Exceptional Rear Garden
- Oak Framed Double Carport & Parking
- Countryside Views & Fields To Rear

🏠 Freehold

🏠 EPC Rating D





'Old Orchard' is an incredible family home that surprises and delights at every turn. So much bigger than it may first appear from the front (almost 2500sqft in total), this creatively extended home has a superb contemporary finish to it, combined with a large private rear garden that backs on to open countryside. A must view!

As soon as you enter the impressive vaulted entrance hall with limestone you suddenly become aware how very special this property is. The layout is very versatile with great reception space (4 good rooms) complemented by 4 bedrooms, so the number of bedrooms could be increased if so required. Set off the hall is a 17ft snug/5th bedroom and the 3rd double bedroom both featuring timber flooring. Steps lead down into a gorgeous sitting room with a log burning stove, which has been extended with a vaulted triple aspect sun room off the back, with large sliding doors framing the views of the garden. There is also an open plan study, a downstairs cloakroom and a useful utility room. The quality fitted kitchen has granite worktops complemented by large natural stone flagstones. The kitchen is open through to a stunning dining room with bi-folding doors and an atrium that bathes the room with natural light. On the first floor, there are three double bedrooms- all with great views down the garden and countryside beyond, a luxurious family bathroom and en suite to bedrooms 2. The principal bedroom with oak flooring enjoys a delightful balcony and a stylish en suite shower room.

Outside, the current owners have added an oak framed barn style double carport and there is driveway parking for a further 3 cars. The wonderful rear garden enjoys an excellent amount of privacy with an extended paved sun terrace having steps down to an extensive lawn, a small round pond and further seating area, and 2 large timber sheds, established trees and a useful gated rear access on to the small village lane behind, that provides excellent rural walks and bike rides.

#### Situation

The property is set in a wonderful location within the highly sought after Wiltshire village Great Cheverell, with open countryside beyond the garden, and has splendid rural walks and bicycle rides on the doorstep. This thriving village is perfect for families and has a range of amenities including an 'Outstanding' primary school Holy Trinity, an excellent nursery, a public house, village shop, car garage, 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.

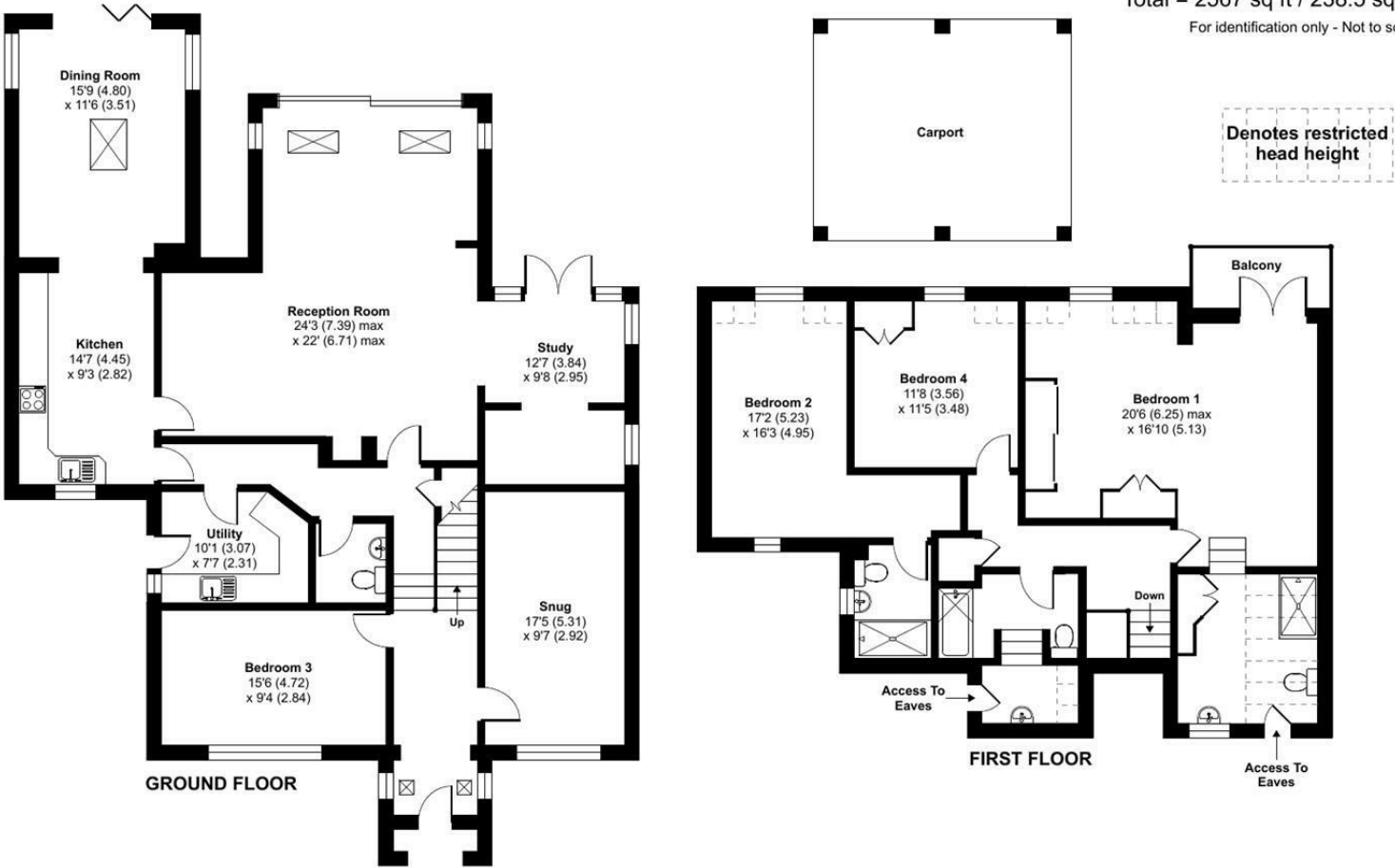
#### Property Information

Services: Oil fired central heating, mains water, drainage and electricity. New condensing boiler installed in 2011.  
In a Conservation Area.



# High Street, Great Cheverell, Devizes, SN10

Approximate Area = 2493 sq ft / 231.6 sq m  
 Limited Use Area(s) = 74 sq ft / 6.9 sq m  
 Total = 2567 sq ft / 238.5 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). © nitchecom 2024. Produced for Strakers. REF: 1166337

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



For further details 01380 723451  
 devizes@strakers.co.uk

In branch | Online | On the move  
 strakers.co.uk