

# Poulshot Wiltshire



Country Living at its Contemporary Best

# TAYBURY HOUSE POULSHOT DEVIZES WILTSHIRE SN10 1RY

- Stylish and Sustainable Village House
- Well Appointed and Highly Individual Design
- Beautiful Grounds with Far Reaching Views
- Great Reception Hall and Open Plan Living Space
- Quality Bespoke Kitchen
- Four Bedrooms + Three Bathrooms
- Extensive Gated Courtyard with Ample Parking
- Sought After Wiltshire Village With Amenities
- In All About 1.8 acres
- No Onward Chain

**Price Guide £1.15m**

## DESCRIPTION

Built by the current owners in 2018, Taybury House was designed to capture the best of village and country living; the Reception Hall draws you into the wonderful setting – something that has been masterfully incorporated in the open-vaulted Kitchen/Dining/Family Room which has full height glazing along its garden side taking in the beautiful panoramic vista.

A Study and a Boot Room provide a nod to a traditional country home, whilst bedroom accommodation on the ground and first floors, together with air source heat pumps and solar PV, help 'future-proof' its ownership. The owner's attention to detail is evident throughout the house with quality fixtures and fittings on display, adding to the high specification look and feel.

The house is approached over a shared private drive with a gated courtyard adding a sense of seclusion. The gardens are a delight with large paved terraces extending the living space and having superb views across the Wiltshire countryside.

In all the property extends to about 1.8 acres.

Agents Note: There is an historic, currently unused, field access through the paddock- please speak to Strakers for further details.

The property is subject to an existing overage over part of the land. The overage expires on 4th August 2030. The Seller asserts that the overage is extremely unlikely to be triggered in the future as it pertains to land that has already been developed i.e. the main house and not the field.

Any further queries in relation to the Overage Deed should be directed to the agent for onward transmission to the Seller's solicitor.

## SITUATION

The property occupies a very pleasant rural setting in one of the area's most popular villages. There is a large central Green as well as a friendly public house called 'The Raven,' an ancient church St Peter's, a village hall where several village clubs and groups meet. There is a Village Trust and a delightful farm shop. A network of public footpaths is on the doorstep providing good walking in the area and 'the green gardens' is a tranquil wooded area and clearing just set off the green that is open to the village.

The historic market town of Devizes is located close by and 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 major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury. There are some excellent schools in the vicinity including Dauntsey's School, St Augustine's and Marlborough College.

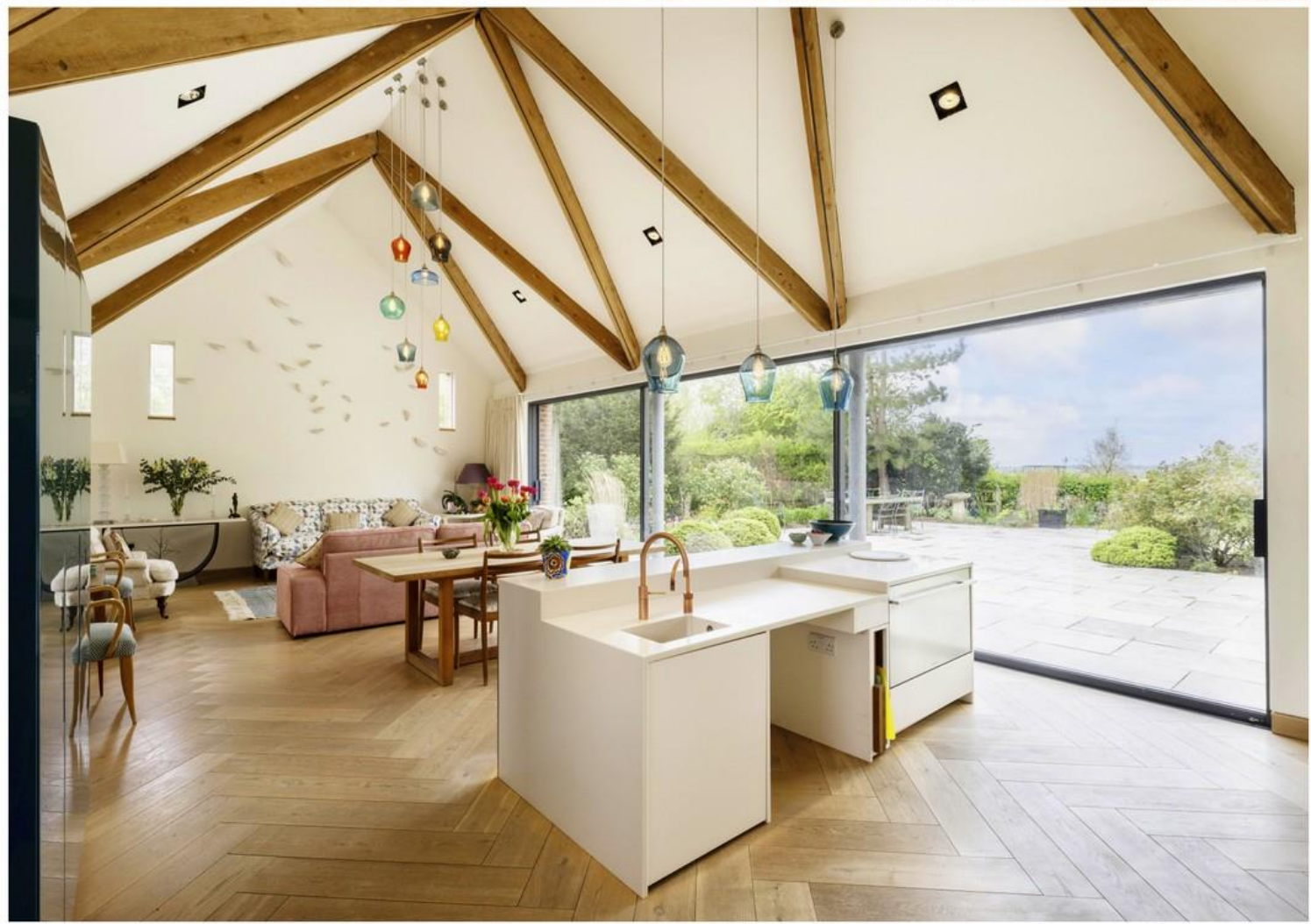
## PROPERTY INFORMATION

Services: Air source heat pumps, solar PV, ground floor underfloor heating, mains drainage, water and electricity are all connected.

Council Tax: Band G

Tenure: Freehold

Local Authority: Wiltshire Council





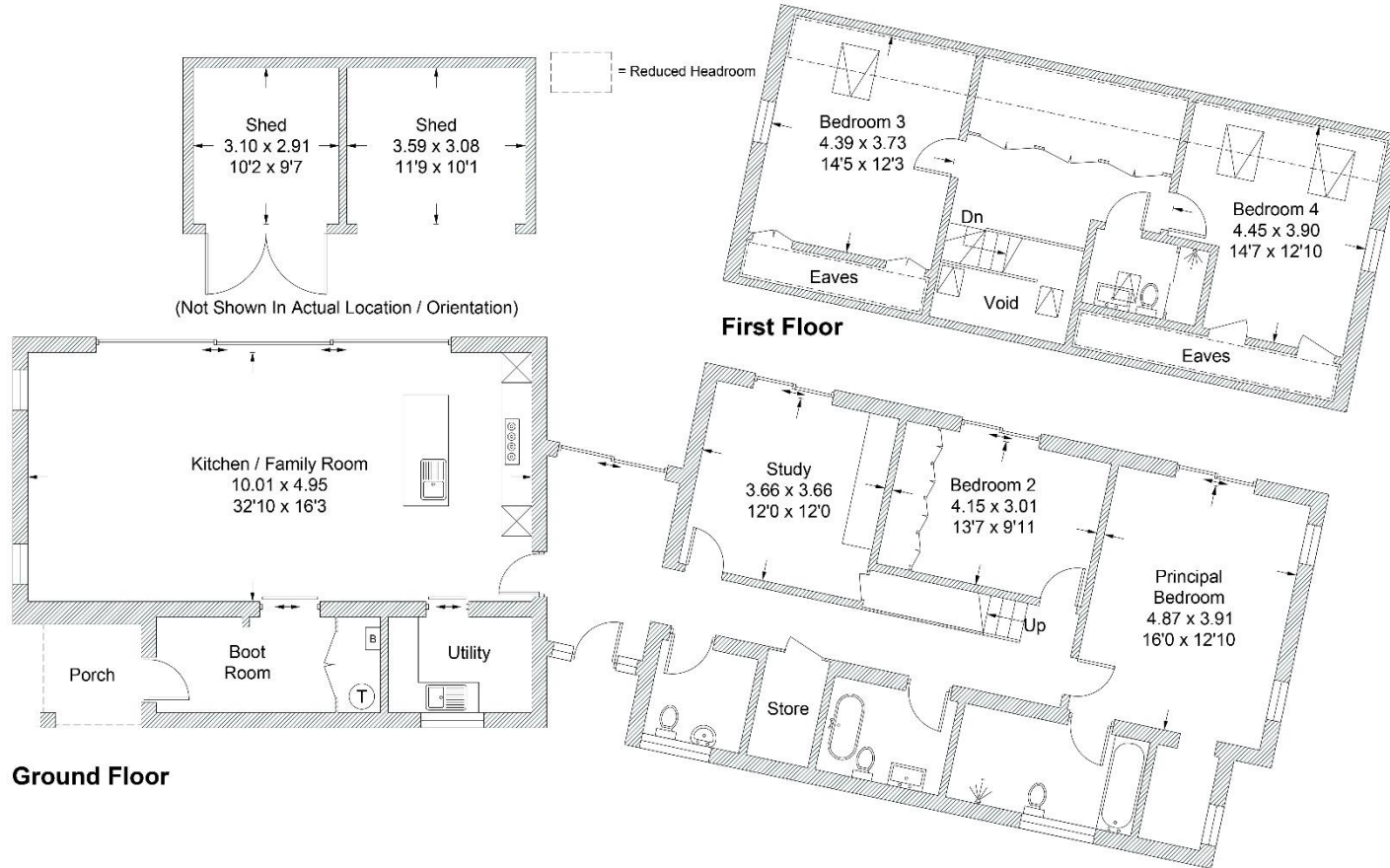
# Taybury House, 90 Poulshot Road

Approximate Gross Internal Area = 224.4 sq m / 2415 sq ft

(Including Eaves / Excluding Void)

Outbuilding = 20.5 sq m / 221 sq ft

Total = 244.9 sq m / 2636 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
Produced by The Country House Department Limited

6/7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451

strakers.co.uk

- Chippenham
- Devizes
- Auctions
- New Homes
- Corsham
- Malmesbury
- Lettings
- Professional



**rightmove**  
find your happy

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.





strakers