



📍 3 Nursteed Meadows, Nursteed, Devizes, Wiltshire, SN10 3HL

🏠 Guide Price £535,000

A marvellous individually designed family home (of over 1600sqft), set in a stunning location on the edge of Devizes with delightful rural views and a good sized corner plot garden.

- A Beautifully Designed Barn Style Home
- Lovely Rural Position Yet Walkable Into Town
- Three Bedrooms
- Flexible Study / Bedroom Four
- Magnificent Oak Framed Sun Room
- 18ft Sitting Room
- Mature Garden
- Backs Onto A Stream
- Carport & Parking
- Wonderful Countryside Views

🏡 Freehold

📊 EPC Rating C



This stunning home is set down a private road in 'Nursteed Meadows,' a mature exclusive development of just 9 properties that is beautifully hidden away and combines the best of both worlds- walking distance of the town and yet a tranquil rural position. Nestled beneath Monument Hill and built by Luckington Homes in 2010, this beautifully created home was designed to retain the character of the former farm buildings that were once there. It is super family home as well as an ideal spot for anyone looking to downsize.

An entrance lobby with attractive floor tiles, opens into a vaulted hallway with solid oak flooring. There is a study to the left hand side that could be utilised as a ground floor 4th bedroom. Further down the hallway is a downstairs WC and an 18ft sitting room with oak flooring. Double doors open to a simply wonderful oak built sun room with countryside views beyond the rear garden. It benefits from a vaulted ceiling and an inviting log burner stove. A spacious dual aspect kitchen/dining room with slate floor tiles features an island, a range of quality integrated appliances and French doors to the garden. On the first floor, is the spacious principal bedroom with a range of fitted wardrobes and its own en-suite shower room. There are two further double bedrooms complemented by a separate family bathroom that is beautifully finished with travertine floor and wall tiles.

Outside, to the front is a low maintenance garden. To the rear, a patio sun terrace is the perfect spot to sit and enjoy the view of the horses in the field behind, with steps down to the lawned garden. The good sized corner plot garden has established trees and plants, with a shed, raised vegetable beds and fruit trees. There is gated side access for convenience as well as a further gate that opens on to an extra area of garden where it drops down to the babbling brook. The house comes with it's own carport as well as a private parking space. There is also visitor parking.

Situation

Nursteed Meadows is located in a delightful little known semi rural location on the south eastern edge of Devizes, nestling under Monument Hill. The historic market town of Devizes dates back in part to the 11th Century and boasts architectural delights from the Medieval Age through to attractive Georgian streets. The central Market Place enjoys a thriving weekly market whilst colourful barges gently cruise the famous 29 locks of the Kennet and Avon Canal. Devizes is blessed with many amenities including town centre shopping, a leisure centre and a variety of coffee shops and quality restaurants. Devizes has excellent transport links with mainline railway stations in nearby Chippenham, Pewsey and Westbury. The major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius, and the M4 Junction 17 is only 15 miles away.

Property Information

Council Tax: Band D

Services: All mains services are connected.

Every household (9 in total) becomes a member of the Nursteed Meadows Management company which covers the upkeep of the driveway and public liability insurance. There is currently an annual charge of £50 for the commercial gardener.



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.

Nursteed Meadows, Nursteed, Devizes, SN10

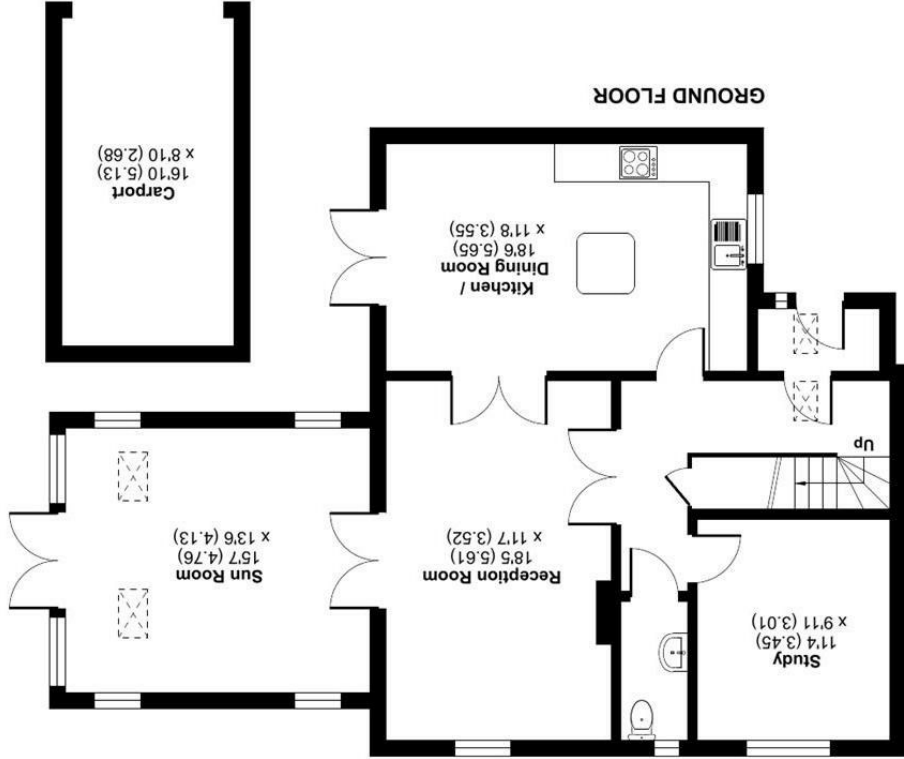
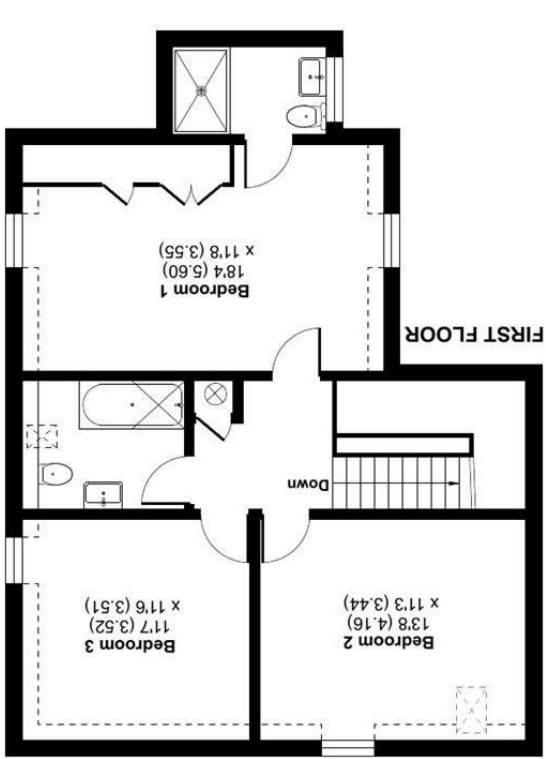
Approximate Area = 1648 sq ft / 153.1 sq m (excludes carport)

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 1687 sq ft / 156.7 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMSZ Residential). © ntlhocom 2024.
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