





📍 San Remo, 31 Green Lane, Devizes, Wiltshire, SN10 5BL

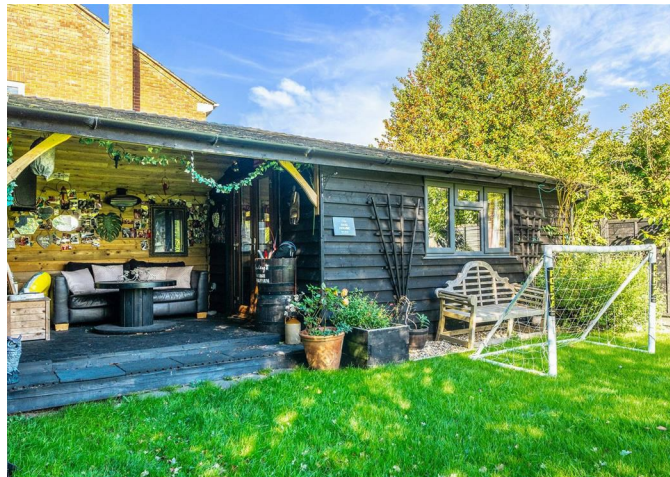
🏠 Guide Price £575,000

A superb character family home with great reception space, ample parking and a range of delightful outbuildings. Ideally placed for easy access to the town.

- 4 Bedroom Family Home
- Beautifully Extended & Well Presented
- Stylish Open Plan Refitted Kitchen
- Contemporary Shower & Bathrooms
- Superb Long Rear Garden
- Ample Parking
- Garage / Gym Space
- Outdoor Bar & Covered Entertaining Spaces
- 20ft Workshop
- Popular Area Of Town Close To Schools

🏠 Freehold

🏠 EPC Rating C





An exceptional 4 bedroom extended 1920s home with a lovely big garden and a range of charming bespoke outbuildings that provide ideal outdoor eating and entertaining areas. Located on the popular south side of Devizes, close to good schools and countryside walks, this great sized family home (approaching 1500sqft), blends period features with a stylish contemporary finish.

The wonderfully balanced and spacious interior offers 4 bedrooms offset by 3 receptions rooms. On the ground floor there is a cosy sitting room with a feature log burning stove, a separate family room / snug and a gorgeous 20ft open plan kitchen/dining room with a beautiful updated kitchen with quartz worktops, a breakfast bar, double Belfast sink and a range of quality integrated appliances. There is also a refitted 'boutique hotel' feel shower room with a double width shower and attractive floor tiles, and a useful newly added entrance porch. On the first floor the spacious landing opens off to four bedrooms and a modern refitted bathroom with a roll top bath with two bedrooms featuring cast iron Victorian style fireplaces.

Outside, this house really comes into its own with so much extra to offer! There is a large front lawn, a block paved driveway with tandem parking for up to 6 cars and a large garage with light and power that is currently used as a gym / games room, but offers individuals very flexible usage. The extensive rear garden enjoys an excellent amount of privacy with various seating area to catch the sun (open and covered), a BBQ area and covered outside lounge, a 20ft workshop ideal for anyone with wood turning interests, plus a very cool bar area. This is the perfect home for entertaining friends and family, both indoors and outdoors! An early viewing is very strong recommended to fully appreciate the multiple features this delightful individual home has to offer.

#### **Situation**

This charming character home is situated in a sought after area of Devizes on the favoured south side of Devizes, convenient for the town centre and the highly regarded Wansdyke school. Devizes provides an assortment of individual shops, coffee shops, businesses and supermarkets as well as a thriving weekly market. There are both primary and secondary schools, a leisure centre, theatre, cinema and various entertainment facilities. There are good road connections to Marlborough, Bath and Salisbury and the renowned Dauntsey's School is within short travelling distance.

#### **Property Information**

Local Authority: Wiltshire Council

Council Tax Band: E

All mains services are connected.



# Green Lane, Devizes, SN10

Approximate Area = 1494 sq ft / 138.7 sq m (excludes out side Lounge area)

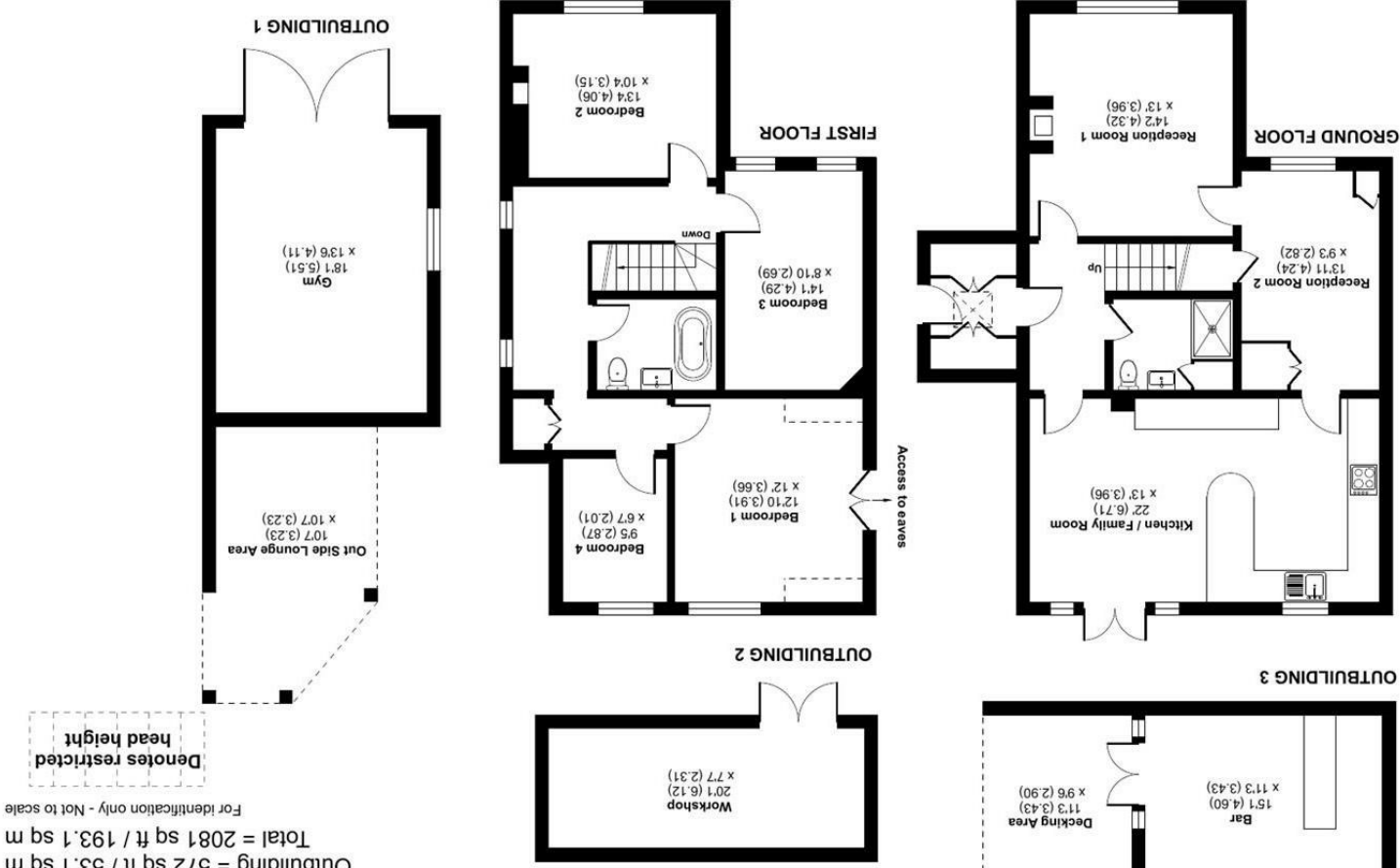
Limited Use Area(s) = 15 sq ft / 1.3 sq m

Outbuilding = 572 sq ft / 53.1 sq m

Total = 2081 sq ft / 193.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1190609

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