





📍 Rowan House, 7 Cedar Close, Devizes, Worton, Wiltshire, SN10 5SD

🔗 Offers In Excess Of £550,000

A simply wonderful 5-bedroom, detached family home. Occupying a fantastic position at the end of Cedar Close with breath-taking countryside views to the rear.

- 5-bedrooms
- Detached family home
- Extended by current owners
- Breath-taking countryside views to the rear
- 2 en-suites and a family bathroom
- Half of the garage converted to gym and office
- Single garage and private driveway parking
- Idyllic walks on your doorstep
- Ultrafast fibre broadband
- Easily maintainable garden

🏠 Freehold

🏠 EPC Rating D





A spacious and well-designed 5-bedroom detached family home, offering exceptional countryside views to the rear and a flexible layout to suit modern living. Situated in a peaceful cul-de-sac in the village of Worton, this home truly makes the most of its stunning surroundings.

The entrance hallway features a useful under-stairs cupboard and a downstairs W/C. To your right, a large reception room with an open fire and patio doors creates a welcoming space to relax. To the left, a separate formal dining room, ideal for entertaining. The kitchen/breakfast room is your first glimpse of the breathtaking views, offering a range of wall and floor-mounted units, space for appliances, and access to a utility room with a walk-in larder. A door leads from the utility room to a sunny south-facing patio, perfect for enjoying the scenery.

On the first floor, there are 5-double bedrooms. Bedrooms 3 and 4 benefit from built-in wardrobes, while bedroom 2 enjoys the great views and an en-suite. The principal bedroom, extended over the garage by the current owners, is a standout feature, with vaulted ceilings, exposed timbers, an en-suite shower room and stunning countryside views that make waking up a true delight. A family bathroom completes the internal accommodation.

Externally, part of the garage has been converted into a gym/study and a separate office, while the remaining space still provides a single garage and there is driveway parking to the front. The west-facing garden, with a greenhouse, is private and easily maintained, making the most of the beautiful rural outlook.

#### **Situation**

Rowan House is set in a tucked away position towards the end of the close and benefits from exceptional views to the rear. The charming village of Worton has a public house, a primary school and a Church. There are also some delightful countryside walks, with a bridleway taking you through to the village of Marston. A large array of amenities including shops, supermarkets, banks, building societies, bars and restaurants can be found at nearby Devizes which is approximately 4 miles away. There is also a thriving weekly market and regular farmers market. The historic cities of Bath and Salisbury are less than 25 miles away. The Pewsey Vale, Stonehenge and the village of Avebury are all within approximately 20 minutes drive. Mainline railway links run from nearby Chippenham, Westbury and Pewsey to London, and the M4 motorway is easily accessible. There is an excellent selection of schools, at both primary and secondary levels. Successful schools in the state and private sectors include: Dauntsey's, Marlborough College, Stonar and St Mary's.

#### **Property information**

Oil fired central heating. LPG used for cooker hob. We are advised all other mains services are connected. Ultrafast fibre broadband will be installed in the property from 10th June.

Tenure: Freehold

EPC rating: D

Council tax band: F



## Cedar Close, Worton, Devizes, SN10

Approximate Area = 1795 sq ft / 166.7 sq m

Garage = 334 sq ft / 31 sq m

Total = 2129 sq ft / 197.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1250992

**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.