



📍 29 Winchcombe Avenue, Devizes, Wiltshire, SN10 2QX

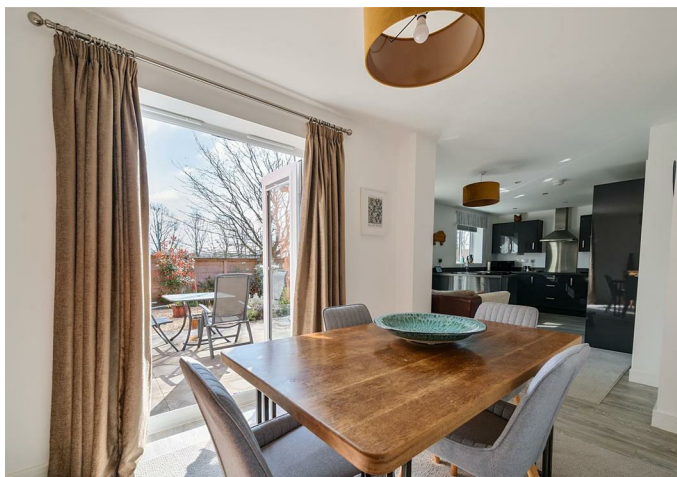
🏠 Guide Price £475,000

Wonderful 4 bedroom detached family home offered with no onward chain, offering spacious living accommodation and views to the rear, Set within walking distance of Devizes town centre, a primary school and countryside walks.

- Beautifully Presented Modern Family Home
- Stylish Open Plan Refitted Kitchen Into Dining Room
- 4 Double Bedrooms
- 17ft Sitting Room
- 2 En Suites + A Family Bathroom
- Integral Garage
- Parking For 2 Cars
- Open Views To The Rear
- Walking Distance Of Primary School & Open Countryside
- No Chain

🏡 Freehold

🏠 EPC Rating B



A generously proportioned and well presented contemporary home (over 1440sqft), with a pleasant open outlook to the rear over Devizes rugby club. Built in 2022, this wonderful detached family has a light and spacious interior and a private easy maintenance rear garden making an ideal home for both families and downsizers alike. Offered with no onward chain.

Set off the welcoming hallway is a downstairs cloakroom and doors into both the integral garage and a 17'10" sitting room. A delightful open plan kitchen/dining/family room spans the rear of the home has 2 sets of French doors leading out to the garden and a door into a useful utility room. The property comes with a stylish and sleek modern kitchen with a range of quality integrated appliances including a 'Zanussi' double oven, a dishwasher, 4 ring hob with fitted extractor hood, and a fridge/freezer. On the first floor, set off the good sized landing are four lovely double bedrooms with the two rear bedrooms enjoying views to the rear. The benefit of an integral garage (that has light and power) means a sizeable upstairs that incorporates 2 en suites shower rooms (to the main bedroom and guest bedroom), plus a modern family bathroom.

Outside, there is driveway parking for two cars side by side leading up to the garage, with a gated side access. The fully enclosed east facing rear garden features an extended patio sun terrace, with an abundance of mature shrubs and plants. This superb home is well situated just a short walk away from the popular Trinity primary school, as well as a stone's throw from Quakers Walk- a leafy walkway that leads back into town as well as out to open countryside and eventually up to the historic Roundway Hill.

Situation

The property is set in a popular location overlooking Devizes rugby club pitches to the rear, with wonderful countryside walks right on the doorstep along Quakers Walk and up to Roundway Hill. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel, walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

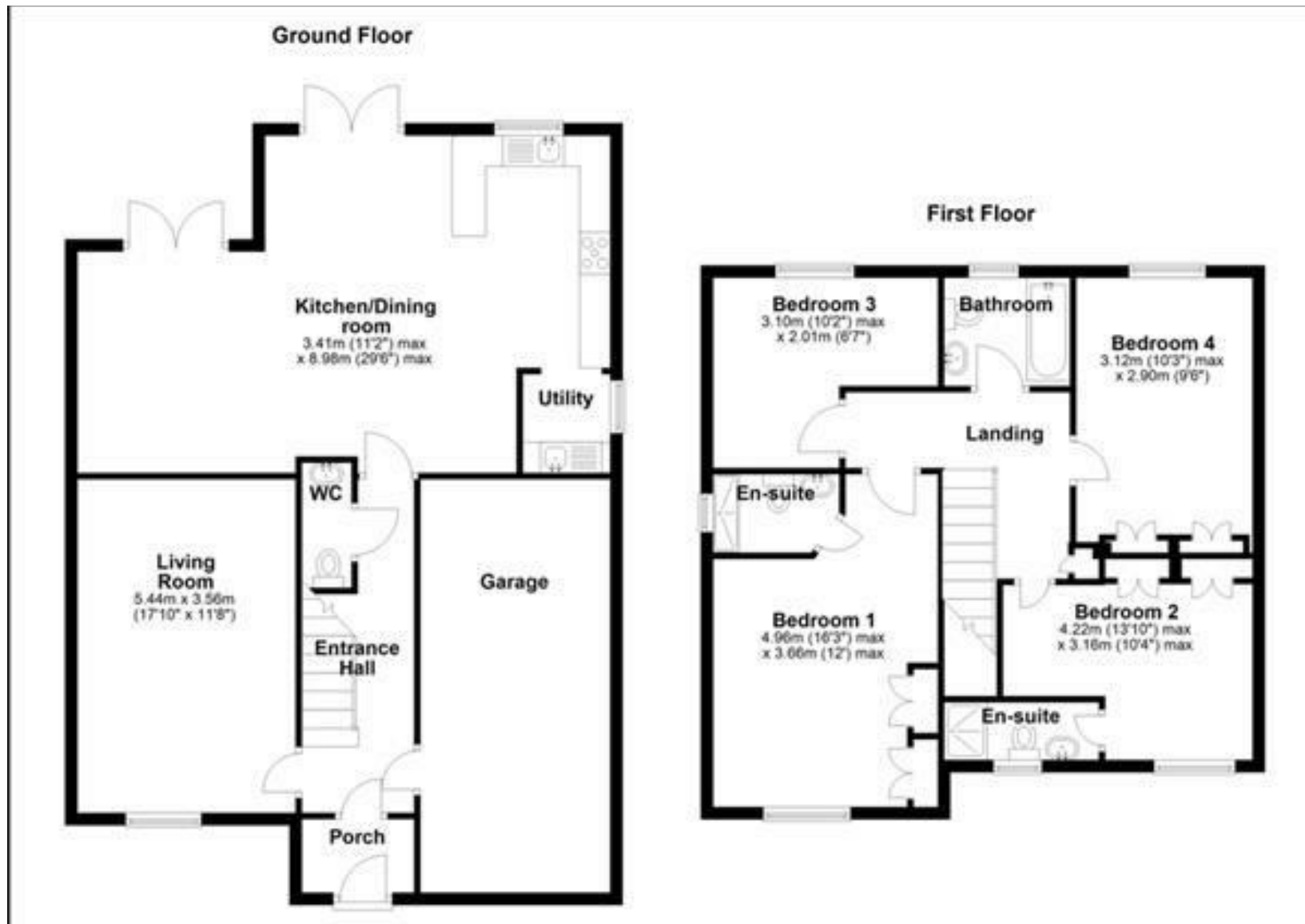
Council Tax: Band E

Services: All mains services are connected.

Estate Management Fee: £200 per annum as of 2025.

Broadband speed: 70 Mbps





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