





📍 Paddock View Bowdens, Urchfont, Wiltshire, SN10 4SQ

🏠 Guide Price £715,000

A simply wonderful extended family home with a private established garden, ample parking, a double garage and an additional studio.

- 4 Bedrooms & 4 Receptions
- Stylish Modern Kitchen & Large Utility
- Impressive Reception Hall
- Double Garage (Electric Doors)
- Separate Studio / Home Office / Games Room
- Beautifully Maintained Gardens
- Highly Sought After Village
- Air Source Heat Pump & Solar PV panels
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C





A superb 4 bedroom detached family home with generous rear and side extensions, set in one of Wiltshire's most sought after villages. This is a perfect example of a house that is bigger than it first appears. The beautifully presented interior and the well maintained gardens are an absolute delight. The property is being offered with no onward chain and an early viewing is strongly encouraged.

An incredibly light and airy vaulted reception hall has a downstairs cloakroom and stairs with a glass balustrade up to a gallery landing. The flexible layout provides for either the current 3 reception rooms and a downstairs principal bedroom and ensuite, or if preferred, 4 reception rooms. Ideal for open plan living and entertaining the beautiful garden room with atrium skylight is open plan to both a sitting room with a multi fuel stove and a generous dining room. The well equipped kitchen has granite worktops and upstands, an array of quality integrated appliances and leads into a 16ft utility room with ample well designed storage cupboards. Set off the gallery landing are four bedrooms, all with dormer windows and the family bathroom with a white suite.

Outside, as well as garaging for 2 cars, there is also a wonderful studio / games room and driveway parking for a good number of vehicles. The private south west facing gardens are fabulous with well stocked colourful borders, wisteria, a variety of apple trees, raised vegetable beds, lawns and various seating areas to enjoy.

#### **Situation**

Urchfont has a good range of facilities for a village of its size including a Community Shop, vibrant Village Hall, busy Public House, thriving Primary School and Church together with doctors' (part time) and dentists' (full time) surgeries. Bus services connect the village to adjoining communities and Urchfont has a community bus which travels into Devizes daily and makes trips further afield to towns up to 80 miles away. There are 2 village Greens and a duck pond. On the first weekend in May there is a 3 day scarecrow festival which attracts many thousands of visitors and raises about £20,000 p.a for mainly local causes. Dauntsey's and Market Lavington Secondary School are 2 popular schools that can be found in the nearby villages. Mainline railway stations are located closeby at Pewsey and Westbury.

#### **Property Information**

Council Tax: Band F

Services: 'Daikin' Air source heat pump for hot water and central heating. Plus a new pressurised water cylinder has been installed on 20/3/25. Mains water, drainage and electricity.

PV Solar panels (paid for)- feed in tariff of approx £1600 p.a





# Paddock View, Bowdens, Urchfont, Devizes, SN10

Approximate Area = 1892 sq ft / 175.7 sq m (excludes carport)

Limited Use Area(s) = 139 sq ft / 12.9 sq m

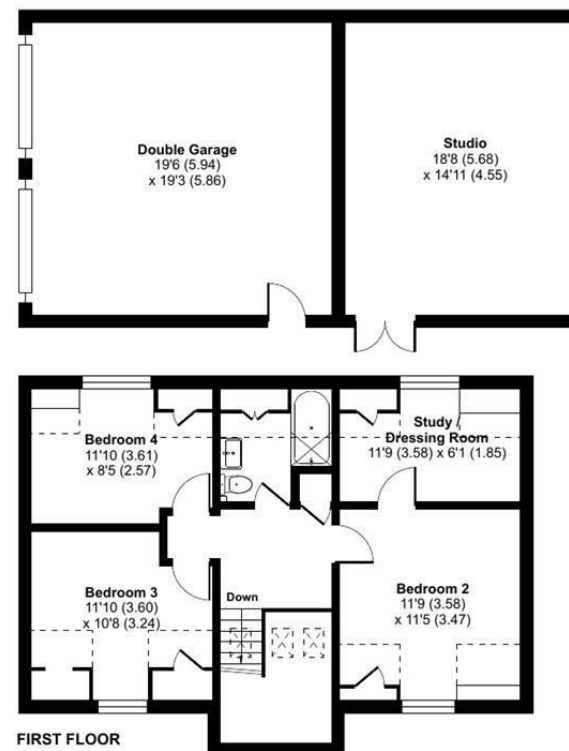
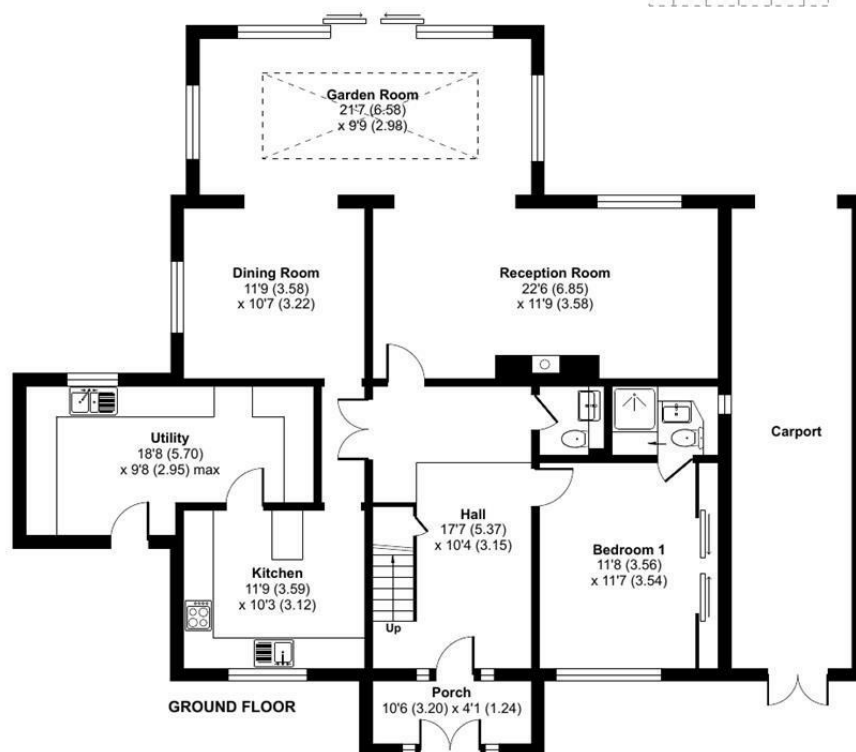
Garage = 370 sq ft / 34.3 sq m

Outbuilding = 283 sq ft / 26.2 sq m

Total = 2684 sq ft / 249.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1267223

**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.