





📍 13 The Paddock, Devizes, Urchfont, Wiltshire, SN10 4SH

🏠 Guide Price £550,000

A simply wonderful 4-bedroom detached family home. Occupying a delightful position in a quiet close in the extremely sought after village of Urchfont.

- 4-bedroom detached family home
- Delightful kitchen/diner
- En-suite to principal bedroom
- Wood-burning stove in reception room
- Double garage and driveway parking
- Rear garden with new patio and decking areas
- Sought after Wiltshire village
- Quiet close location

🏡 Freehold

🏠 EPC Rating E





A well-proportioned 4-bedroom detached family home, tucked away in a quiet cul-de-sac in the popular village of Urchfont. This attractive property offers spacious and well-balanced accommodation arranged over two floors, ideal for families or those seeking a quieter pace of life within a fantastic community.

The ground floor has a welcoming feel, beginning with a generous entrance hall that leads into a light-filled, dual-aspect lounge, with sliding patio doors and complete with a wood-burning stove — a cosy focal point for the room. To the rear, the kitchen/breakfast room is a practical and sociable space, fitted with an integral dishwasher, ceramic hob, double oven with separate grill, and a built-in fridge/freezer. There's ample room for a dining table, and access to the rear garden through the lean-to, makes it perfect for entertaining or day-to-day family life. A cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with built-in storage and an en-suite shower room. The remaining bedrooms are served by a family bathroom and enjoy pleasant aspects over the surrounding area.

Externally, the home offers driveway parking for two vehicles and a double garage, connected to the house via the lean-to. The rear garden is fully enclosed and has been thoughtfully landscaped to include a new patio seating area and a raised decking area with pergola, providing a lovely spot to relax or dine outdoors. There is also a useful lean-to for additional storage.

#### **Situation**

The very picturesque village of Urchfont forms part of the famous Pewsey Vale with its surrounding rolling down land and countryside. The village is renowned for its central duck pond, scarecrow festival and village Green, fine period properties and has an excellent junior school, Church, a popular public house, community shop/ post office, a dental surgery, a very active village hall, over 30 different societies and other local amenities. Devizes is about six miles away and Pewsey, where there is a mainline railway station (Paddington about one hour), a similar distance away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius.

#### **Property information**

Oil fired central heating. We are advised all other mains services are connected.

Tenure: Freehold.

EPC rating: E

Council tax band: E



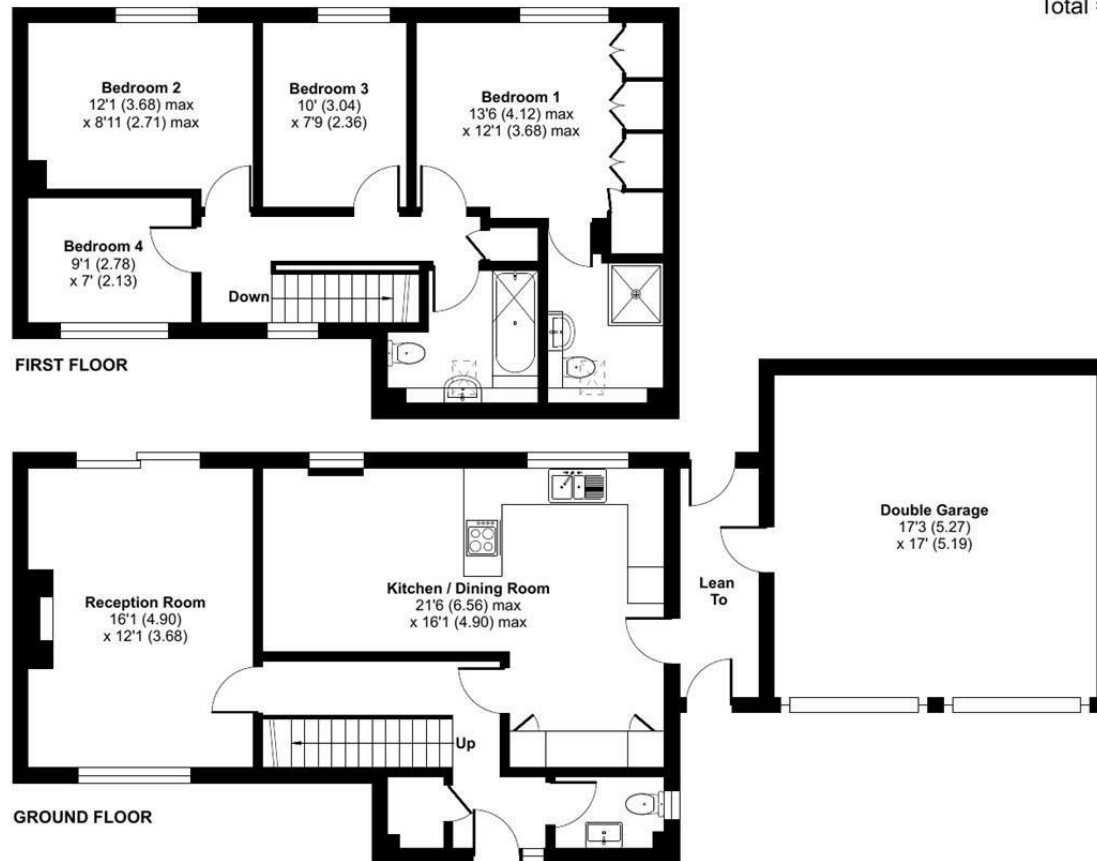
## The Paddock, Urchfont, Devizes, SN10

Approximate Area = 1223 sq ft / 113.6 sq m (excludes lean to)

Garage = 299 sq ft / 27.7 sq m

Total = 1522 sq ft / 141.3 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). © nitchecom 2025. Produced for Strakers. REF: 1285215

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