



📍 Orchard House, 4 Woodland Road, Patney, Wiltshire, SN10 3RD

🏠 Guide Price £695,000

A wonderful 5 bedroom family home with a truly exceptional garden of about half an acre.

- Impressive 5 Bedroom Detached Home
- 4 Reception Rooms
- Stylish Contemporary Kitchen
- Family Bathroom & En Suite Shower Room
- Substantial Plot Of Circa 0.5 Acre
- Backing On To Open Countryside
- Double Garage & Private Parking
- Located In The Highly Sought After Pewsey Vale
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A surprisingly spacious and well presented 5 bedroom family home set in the highly desirable Pewsey Vale. Offered with no onward chain, this delightful property features an incredible garden of around 1/2 an acre that backs on to open countryside, plenty of parking plus a double garage.

Built in the mid 1980s, the property boasts over 1875sqft of accommodation and has a great balanced interior with 4 flexible reception rooms complementing the 5 first floor bedrooms. A good hallway with a downstairs cloakroom, has doors leading off to a snug/study, the kitchen and into a light sitting room with an open fireplace and French doors out to the lovely garden. The stylish modern kitchen has quartz worktops and oak flooring, recessed lighting, plus twin ovens, a hob and an American style fridge/freezer. This is open plan into a 21ft dual aspect dining room with a continuation of the oak flooring and an inviting log burning stove. A further set of French doors open out to the extended patio sun terrace that runs directly behind the house- an ideal placed for al-fresco eating and entertaining whilst looking onto your fabulous gardens. A useful utility room completes the ground floor, whilst on the first floor there are 5 bedrooms in total (3 x doubles and 2 x singles), plus the family bathroom with a corner bath and separate shower. The main bedroom has ample storage via a range of fitted wardrobes and its own en suite shower room.

Outside, there is driveway parking for a number of cars alongside a double garage and EV charger. The rear garden is a standout feature of this house and is perfect for families with children needing space! As well as the large patio, extensive lawns run behind the home and back on to open fields. There is a well positioned summerhouse that looks back over the gardens towards the house and fruit trees.

Situation

The property is set in the tranquil village of Patney which is set in the very heart of the picturesque Pewsey Vale- an Area Of Outstanding Natural Beauty (AONB). The village enjoys a thriving community alongside its close neighbour the village of Chirton has a great primary school and a church. There are excellent countryside walks right on the doorstep through the Pewsey Vale and Marlborough Downs, and two good local public houses called 'The Millstream' and 'The Kings Arms' located in the neighbouring villages of Marden and All Cannings respectively. There is also a mainline railway station at Pewsey and the town of Devizes is approximately 6 miles away and has a wide range of amenities and schools for all ages, with Dauntsey's (West Lavington) and Marlborough College also within easy reach.

Property Information

Council Tax Band= F

Services= Oil fired central heating, mains water, electricity and drainage are all connected.

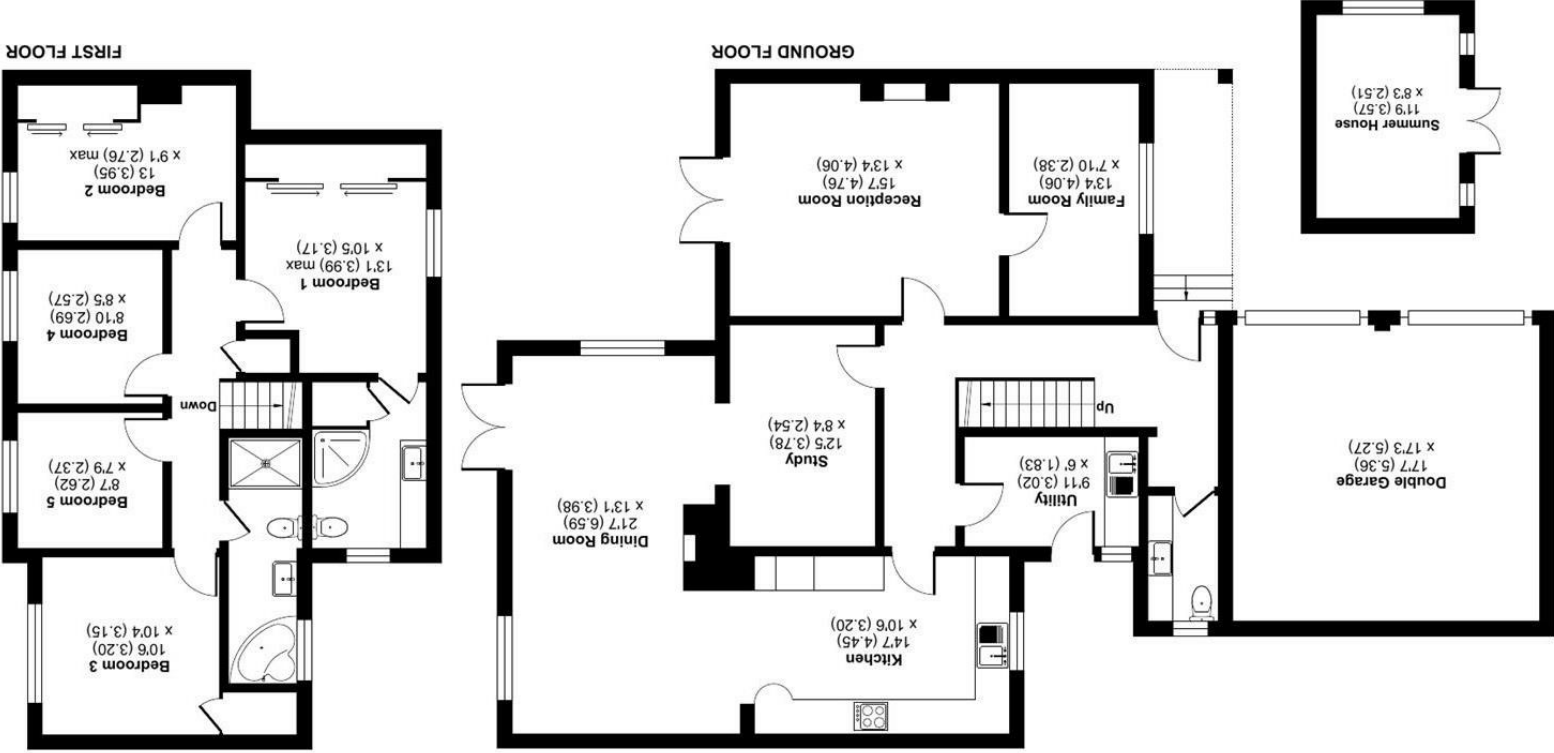
Broadband Speed: 100 Mbps

Located in an AONB (Area Of Outstanding Natural Beauty).



Woodland Road, Patney, Devizes, SN10

Approximate Area = 1875 sq ft / 174.1 sq m
Garage = 298 sq ft / 27.6 sq m
Outbuilding = 96 sq ft / 8.9 sq m
Total = 2269 sq ft / 210.6 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). © nichecomm 2025. Produced for Strakers. REF: 1305435

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.