



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

🏠 Guide Price £425,000

A superbly presented extended family home with a wonderful private rear garden, set in the heart of this prized Wiltshire village.

- Immaculately Presented
- Spacious Interior with over 1440sqft of Accommodation
- 4 Bedrooms & 2 Reception Rooms
- Modern En Suite & Family Bathroom
- Light & Airy Kitchen Extension
- Separate Utility, Cloakroom & Useful Store Room
- Single Garage & Parking
- Beautiful Mature Rear garden
- Very Sought After Village
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A Stylishly Extended Four-Bedroom Family Home in Sought-After Urchfont

Situated in the highly regarded Wiltshire village of Urchfont, this beautifully presented and thoughtfully extended four-bedroom home offers over 1,440 sq ft of light-filled, versatile living space—ideal for growing families or those seeking flexible modern living in a picturesque rural setting.

Inside, a welcoming entrance lobby with a convenient downstairs cloakroom opens into a bright and airy sitting room, complete with a charming log-burning stove. Glazed double doors lead through to a spacious dining room, which in turn opens into the stunning extended kitchen. Bathed in natural light from twin Velux skylights and French doors to the garden, the kitchen is fitted with a range of wall and base units, granite-effect worktops, a built-in double oven, and a four-ring hob. Set just off the kitchen is a separate utility room, providing access to both the integral garage and a useful 13ft store room—offering excellent potential for conversion into a home office, family room or studio (subject to consents). Upstairs, the home offers four bedrooms in total, including three generous doubles with fitted wardrobes. The principal bedroom benefits from a spacious en-suite shower room with tiled flooring and a large Velux skylight, while a stylish modern family bathroom serves the remaining rooms. Outside, the home features a private driveway, a single garage with light and power, and a delightful enclosed rear garden. The garden is exceptionally private and beautifully maintained, with a well-tended lawn, colourful established borders, and two apple trees providing seasonal charm.

Perfectly positioned just a short walk from the village shop, well-regarded primary school, local pub, and the idyllic village duck pond, this is a home that combines peaceful village life with practical convenience.

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), is only 15 minutes drive away. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius.

Property Information

Services: We are advised that mains water, drainage and electricity are all connected. Heating is provided via an Air source heat pump. (installed in 2016 alongside a new hot water tank).

Council Tax Band: C

Extended in 2004.



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Approximate Area = 1440 sq ft / 133.7 sq m

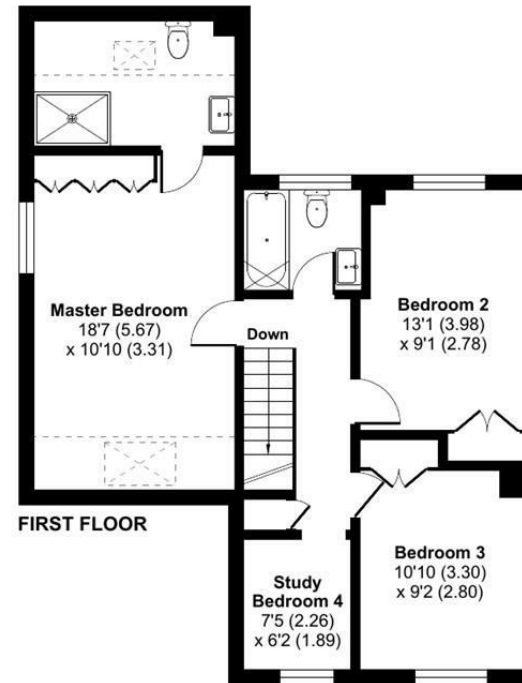
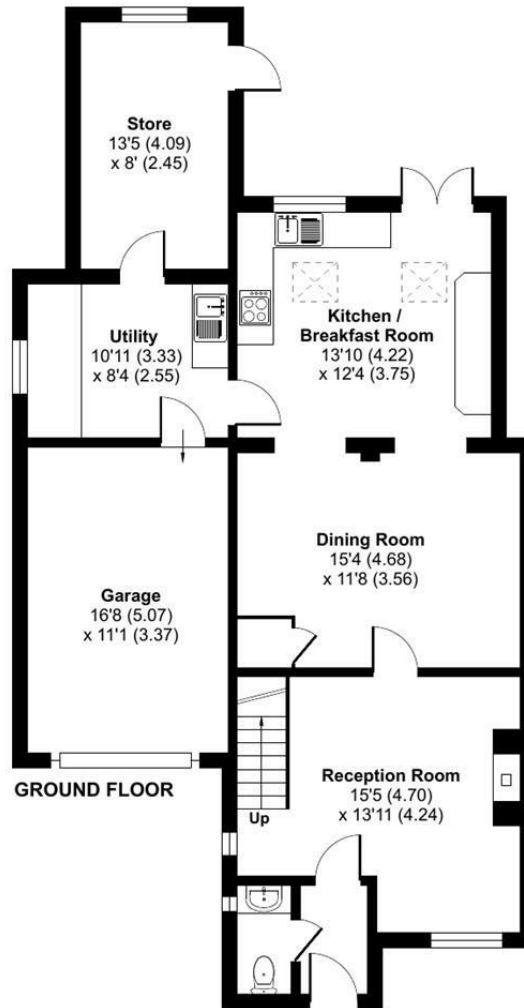
Limited Use Area(s) = 69 sq ft / 6.4 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1691 sq ft / 157 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: 1306042

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