

Devizes

Wiltshire



GEORGIAN SPLENDOUR

THE NORTH WING ROUNDWAY HOUSE ROUNDWAY PARK DEVIZES WILTSHIRE SN10 2EG

- Part of the Former Courtyard of a Palladian Mansion
- Spectacular Parkland Setting Approached over a Long Private Drive
- Beautiful Gardens and Panormaic Views
- Four Bedrooms, Three Reception Rooms
- 26ft 'Amdega' Conservatory
- Family Bathroom and En Suite Bathroom
- Delightful Garden Studio with Kitchenette and En Suite
- In All About 1.2 acres
- Charming Garden Folly- Former cellars of New Park Mansion

Guide Price £999,500



DESCRIPTION

'North Wing' is a superb, period gem located on the outskirts of Devizes with lovely rolling countryside on the doorstep. This very special house is one wing of a spectacular courtyard which is all that remains of 'New Park' - a Georgian mansion which was designed by the prestigious architect James Wyatt and built in the 1770s - which survived until the 1950s when the mansion house itself was demolished. The owners at that time created a new home, skilfully converting the former stables and coach house into the handsome building that stands today. The house is approached over a long private drive (owned by Roundway House), with fields either side. Follow the road around to the right hand side into the gated entrance for North Wing. Internally, the property offers a spacious layout of over 2600ft², plus a useful additional outside studio that is perfect for guests with its vaulted bedroom/studio area, separate kitchenette and shower room. A quarry-tiled entrance lobby opens into a welcoming reception hall. There is a well-proportioned, dual aspect drawing room with working open fire; an 18ft dual aspect kitchen/dining room with feature arched window; a breakfast room which opens into the gorgeous 26ft 'Amdega' conservatory which overlooks the gardens and has a slate flagstone floor; and a utility room. On the first floor there are four double bedrooms, with an en suite bathroom to the main bedroom and a modern family bathroom. From the main bedroom, stairs ascend to a loft with access to the original clocktower. Outside, the established gardens and grounds amount to about 1.2 acres, with private lawns, a wildflower meadow, two timber sheds, a bike store and further wood store. From the garden there are stunning views up to the historic Roundway Hill and over the countryside surrounding the property. The original brick vaulted cellar for the former mansion lies within the grounds.

SITUATION

Although Roundway House is in a rural setting, it is less than a mile from Devizes' town centre. The house is a stone's throw from the Wessex Ridgeway, the Millennium White Horse and the North Wessex Downs National Landscape. Devizes, which can be reached on foot via Quaker's Walk, has many amenities including a bustling Market Place, a leisure centre, various supermarkets, a variety of shops, a cinema (currently being renovated), a theatre and a thriving weekly market. Private local schools include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, and Bristol are all within easy motoring distance. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

PROPERTY INFORMATION

Tenure: Freehold. Grade II Listed

Services: Combination of oil-fired central heating plus electric heating. Mains water and electricity. Solar Panels (owned outright) bring circa £2,000 per annum with 11 years left to run on the existing F.I.T. Private drainage via a shared septic tank with the adjoining home.

Council Tax: Band D.

EPC Rating: E

A book, 'The Forgotten Country House' has been published providing a fascinating history of Roundway Park.







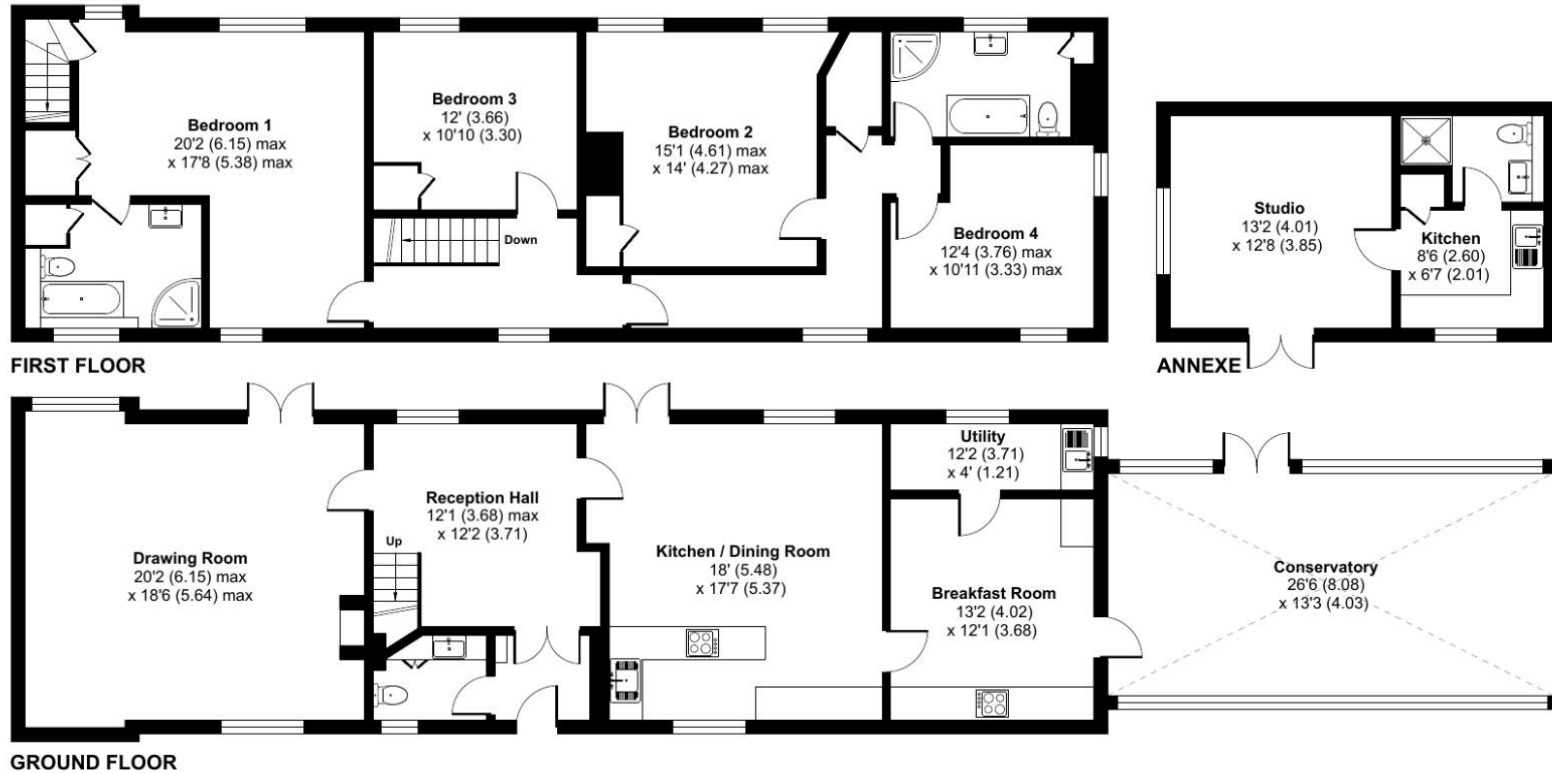
The North Wing, Roundway Park, Devizes, SN10

Approximate Area = 2613 sq ft / 242.7 sq m

Annexe = 281 sq ft / 26.1 sq m

Total = 2894 sq ft / 268.8 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). © nichecom 2025. Produced for Strakers. REF: 1333019

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