



📍 South Royd Station Road, Devizes, Wiltshire, SN10 1DA

🏠 Guide Price £695,000

An exciting individual family home with a lovely leafy outlook and a spacious well presented interior.

- Unique Family Home Approaching 2,000sqft
- Perfectly Positioned for the Town Centre
- 4 Double Bedrooms
- 2 En Suites + Modern Family Bathroom
- Stylish 20ft Dual Aspect Refitted Kitchen
- 3 Reception Rooms
- Balcony & Glass Fronted Sun Terrace with Views
- 35'7" Double Garage & Gated Private Parking
- Whole Plot Amounts to 0.47 Acre

🏠 Freehold

🏠 EPC Rating E



'South Royd' is a fabulous 4 double bedroom detached family home sitting in a commanding elevated position, conveniently just a stone's throw away from Devizes Town Centre. Originally starting life out as bungalow, the house has been extended over the years into the spacious and unique home that it is now. Approaching 2,000sqft, the house offers a well balanced and smartly presented interior with 4 double bedrooms, complemented by 3 reception rooms.

The property is approached via a sliding gate opening on to a good sized driveway with parking for up to 4-5 cars. A brick paved pathway leads up to a delightful painted decked terrace with glass balustrade- a wonderful spot to sit and relax, entertain, and enjoy the leafy outlook. A door opens into a triple aspect dining room with wood effect flooring and triple glazed windows (these are on most of the front windows). This room is open plan into a family/music room with a hidden staircase up to the first floor. Glass panelled doors from this room lead into a 20ft dual aspect sitting room with a log burning stove, and another into a generous refitted kitchen/breakfast room. This stylish updated kitchen features a good range of units with oak worktops/breakfast bar, an American style fridge/freezer, a dish washer, a double oven and 5 ring hob. A rear hall has an external door and opens to a downstairs refitted cloakroom and separate utility room with stable door. Set off the landing are 4 double bedrooms, with 3 of these having an interconnecting covered balcony. The main bedroom has a dressing area with fitted cupboards and its own en suite shower room with underfloor heating. Bedroom 4 also enjoys an en suite as well as an outside door with a walkway to the tiered rear garden. A modern family bathroom, completes the interior.

The large plot is circa 1/2 an acre in total with mature trees, shrubs, rear lawns and wooded pathways and clearings all around the house. An impressive 35ft garage/workshop has light and power.

#### **Situation**

This charming and individual home is beautifully positioned just a stone's throw from the town centre, hidden away in an elevated position and the property offers complete privacy. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Council Tax Band= F

Services= Mains water, drainage and electricity all are connected. Air source heat pump with underfloor heating to the en suite of Bedroom 1.



# South Royd, Station Road, Devizes, SN10

Approximate Area = 1926 sq ft / 178.9 sq m

Garage = 568 sq ft / 52.7 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 2556 sq ft / 237.4 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: 1341719

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