



📍 25 Newman Road, Devizes, Wiltshire, SN10 5LE

🔗 Offers In Excess Of £675,000

An incredibly spacious 5 double bedroom family home with excellent reception space plus a versatile games room / double garage conversion, set in a very desirable area of Devizes overlooking a small green to the front.

- Impressive Detached Family Home
- 5 Double Bedrooms
- 1 En Suite + Family Bathroom & Shower Room
- 4 Good Size Reception Rooms
- Superb Gym & Games Room (Garage Conversion)
- Stylish 20ft Refitted Kitchen
- Separate Utility Room
- Private Fully Enclosed Garden
- Sought After Setting Overlooking A Green

🏡 Freehold

🏠 EPC Rating C



An exceptional 5 bedroom detached modern family home, beautifully positioned overlooking a green to the front. In addition to the incredibly spacious interior, this home also benefits from a double garage that has been converted into a large games room and gym.

This immaculately presented home begins with a large welcoming hallway with engineered wood flooring with doors leading off to a study to the left hand side, and to the right into a 16ft sitting room with a contemporary wall mounted electric fire set inside a custom built storage and shelving unit. Glass panelled double doors open in to a separate dining room with a continuation of the engineered wood flooring, and double doors back into the marvellous 20ft open plan kitchen/breakfast room which has tiled flooring, granite worktops, ample storage cupboards and a range of quality integrated appliances. A large opening from the breakfast area leads into a triple aspect family room overlooking the garden. A useful utility room and downstairs cloakroom complete the ground floor. On the first floor, the generous landing area has doors into the 3 double bedrooms and the luxurious family bathroom with a freestanding bath and double width shower. The principal bedroom is a great size and comes with its own en suite with a bath and shower, plus a walk-through dressing room. On the top floor there are two further double bedrooms with dormer windows and Velux skylights, complemented by a modern shower room.

Outside, 5 bar gates open onto a driveway providing secure parking for a few cars. The former double garage has been expertly converted into a 16ft games room with additional gym behind, all with light power and electric heaters. An ideal space for families to relax and enjoy. The rear garden has been cleverly designed for easy low maintenance with areas of Astro turf and decking, and it affords a good amount of privacy. If families need any more space to run around in, there is a green opposite the house.

Situation

Newman Road is situated in the highly regarded residential area known as 'Heritage Park-' an impressive redevelopment of a former hospital site situated close to the town centre coupled with a selection of executive David Wilson homes with various recreational areas close by. The property is only a short walk from Drews Pond- a beautiful woodland close by which offers direct access to woodland walks, and yet this rural idyll is also only a stone's throw from the town and its numerous amenities. Devizes is a thriving market town and a delightful place in which to live. Respect for the old traditions complements the modern and comprehensive shopping facilities, services and amenities that you would expect of such a town, together with good local schools (in both state and private sectors), excellent sports and recreational facilities, and some wonderful surrounding countryside. Devizes is well placed for access to Swindon (train station), Marlborough, Pewsey (train station), Chippenham (train station) and the M4 motorway.

Property Information

Services: All mains services are connected at the property (including gas). Hive heating is installed. The games room and gym have modern electric heaters.

Council Tax: Band F

Annual Management Charge: 'First Port Management' Fee contributions are £278.34 per annum paid in 2x instalments (£139.17).



Newman Road, Devizes, SN10

Approximate Area = 2600 sq ft / 241.5 sq m

Limited Use Area(s) = 148 sq ft / 13.7 sq m

Outbuilding = 373 sq ft / 34.6 sq m

Total = 3121 sq ft / 289.8 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). © nitchcom 2025. Produced for Strakers. REF: 1375555

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