



Devizes
£375,000



Positioned a short walk from the Heart of Bishops Cannings village is this gorgeous cottage with wonderful gardens, multiple parking, garage and an abundance of wonderful features. The gardens include areas for cultivation, recreation, places to entertain or retreat. There is a summer house and workshop (plus shed) for the hobbyist. The home features a fitted family dining kitchen and a living room with Inglenook. There is a ground floor bathroom, front and rear porches plus a utility. The first floor has two large bedrooms, a water closet and a study also. The home benefits from central heating, oak doors and many bespoke fittings. This extremely popular village is placed to the east of Devizes making it perfect for access to Marlborough and Swindon/M4.



LOCATION

The home is placed to the east of the village and a few hundred yards from the local primary school and village hall. The village has a 12th/13th Century Church and the Crown Inn local hostelry. The village and Parish are steeped in History. Placed on the edge of the Marlborough Downs with Roundway Hill, Morgans Hill and the Wansdyke in close proximity.

ACCESS & AREAS CLOSE BY

The village is positioned around three miles to the east of Devizes. The A361 takes you to Historic Avebury, Swindon (M4) and the A4 eastbound to Marlborough. To the west past Devizes are routes to Trowbridge, Melksham and Bath. North takes you to Calne and routes from there to Chippenham and Royal Wootton Bassett. There are also good access routes south to Salisbury. Devizes has an excellent selection of facilities including numerous supermarkets and a vibrant centre with a good night time social offering and many independent retailers. Devizes is the home of the world famous Caen Hill Locks.

ENTRANCE PORCH

5'4 x 3' (1.63m x 0.91m)

Windows look to the front and the side. Glazed entrance door. Slab floor. Door with privacy glass opens into the living room

LIVING ROOM

15'10 x 12'6 (4.83m x 3.81m)

An Inglenook fireplace features a log burning stove. A box bay window views out over the front garden. There is room for numerous sofas and further items of living room furniture. Door to the inner hall.

INNER HALL

Stairs curve up to the first floor. Tile floor. Under stairs store and space for display. Doors give access to the family dining kitchen and to the bathroom.

BATHROOM

6' x 5'6 (1.83m x 1.68m)

The suite offers a panel enclosed bath with screen and shower over. A vanity cabinet has an inset wash basin and is a water closet. Shaver point. Towel rail radiator. Extractor fan.

FAMILY DINING KITCHEN

16'1 x 15' (4.90m x 4.57m)

The room is arranged to offer space for a large eight seater dining table and chairs. A window gives a view to the rear patio and garden. There is a selection of fitted wall and floor cabinets with work surfaces. Under cabinet lighting and tile

finishes. This includes a dresser style bespoke cabinet with space for a fridge and a freezer below if required. There is room for a dishwasher. Inset double oven and plate warmer. Five ring gas hob powered by bottled gas. Space has been allowed for an American-style fridge freezer. There are two skylight windows. Tile floor.

GARDEN LOBBY

6'3 x 3'3 (1.91m x 0.99m)

Bespoke built shelf, drawer and bookshelves. Two windows look out onto the rear garden and a glazed door opens onto the rear garden also.

UTILITY ROOM

5'7 x 3'9 (1.70m x 1.14m)

There is plumbing for washing machine and the ability to to stack a dryer on a worktop above.. Picture window with privacy glass

FIRST FLOOR LANDING

Doors lead to the bedrooms and to the the cloakroom. Balustrade.

BEDROOM ONE

Airing cupboard housing hot water cylinder. Two windows give a dual aspect and offer views over the rear garden and countryside beyond.

BEDROOM TWO

14'3 x 9'9 (4.34m x 2.97m)

A window gives a view out over the front garden and countryside beyond. There is room for large items of bedroom furniture including a super king-size bed.

STUDY (L SHAPED)

8' x 3'9 plus 4'5 x 3'4 (2.44m x 1.14m plus 1.35m x 1.02m)

A window looks out over the rear garden and there is a built in desk.

FIRST FLOOR WATER CLOSET

4'4 x 3'10 (1.32m x 1.17m)

Glass block window. Water closet and vanity cabinet with inset basin. Tile finishes. Extractor fan.

EXTERIOR

Outlined in a little more detail as follows.

GARAGE & PARKING

A short distance from the home is a single garage with the ability to park a vehicle in front.

FRONT DRIVE FOR TWO CARS

A gravel parking area is placed in front of the front garden. Gated access and a pretty picket fence separates it from the garden.

FRONT GARDEN

A pathway leads down the garden from the parking area passing raised cultivation beds and shaped flower beds with mature planting. A few steps lead down to a patio area that offers an area of relaxation and access to the front access door.

REAR LANDSCAPED GARDEN

Adjacent to the home is a patio area perfect for outside dining and entertaining. Bespoke built log store. A pathway curves and meanders over the large rear garden. There is a shaped lawn and raised beds filled with ornamental trees and ornamental planting. The rear section of garden has a summer house, workshop and a further large storage shed. These screen a storage area and the oil storage tank.

REAR GATED PARKING

At the rear edge of the garden a five bar gate offers a drive for further vehicle parking. This is on a shingled area that affords space for one/two vehicles to come off the rear lane.

SUMMER HOUSE

13'6 x 13'6 approx including veranda (4.11m x 4.11m approx including veranda)

The summer house looks down back over the rear garden. There is a veranda with balustrade and French doors give access. A perfect retreat.

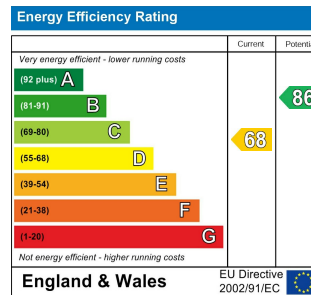
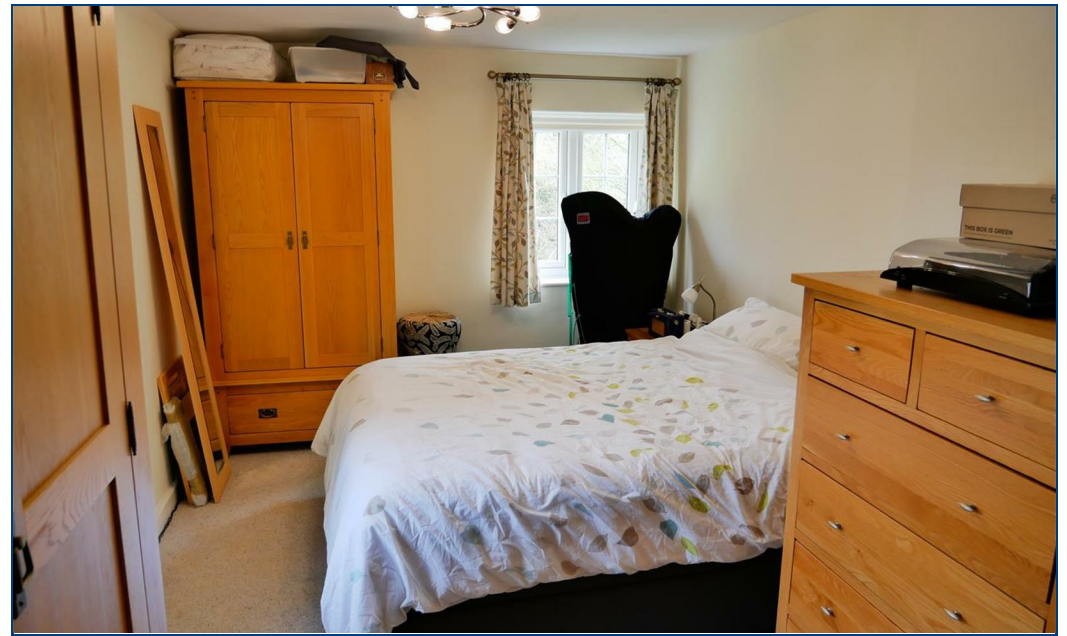
WORKSHOP SHED

13'6 x 12' approx (4.11m x 3.66m approx)

The workshop has power and is a great complement to the garden and perfect for hobbies. Adjacent to the workshop is a further large storage shed.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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