



4 LANSDOWNE TERRACE
DEVIZES

BREARLEY & RICH
ESTATE AGENTS

4 Lansdowne Terrace, Morris Lane, Devizes, Wiltshire, SN10 1NX

Town centre 0.4 miles, Marlborough 15 miles, Pewsey 13 miles, Chippenham 12 miles, M4 (Junction 16) Approximately 17miles, A303 16 miles.
Rail link to London Paddington or West from Pewsey or Chippenham.

A Grade II Listed Georgian town house offering spacious and character accommodation with a versatile layout.
The property is located in a traffic free location close to Devizes town centre.

*** Reception hall * Dining room * 2 double bedrooms (potential for 3/4 bedrooms) * Double aspect first floor drawing/sitting room *
* Basement sitting room—potential for self contained accommodation * Kitchen * 2 Bath/shower rooms * Cloakroom *
* Utility area * South facing courtyard garden * Traffic free location ***



DEVIZES

The historic and thriving market town of Devizes has many amenities including a great number of independent town centre shops and cafes, a leisure centre with indoor pool, various supermarkets, a theatre and a weekly market. There is a good choice of state schools in the area in both the primary and secondary sector as well as privately at Dauntsey's in West Lavington, or St Margaret's/St Mary's in Calne.

The Kennet & Avon Canal runs through the town providing fishing and walking opportunities while there are a number of yearly festivals in the town centre. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. There are mainline railway stations at nearby Pewsey and Chippenham giving access to London Paddington in approximately 80 minutes with junction 17 of the M4 motorway also close at hand.



THE PROPERTY

Lansdowne terrace is a small row of just four highly attractive Listed late Georgian period houses. The characterful accommodation provides a versatile layout with the possibility of creating self contained accommodation on the lower ground level if required. There is also potential for the first floor sitting room to be divided to create more bedroom accommodation or a separate study/office.

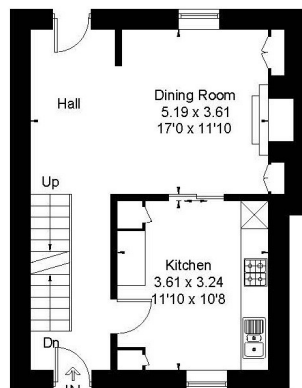
The layout currently provides an entrance hall open in to a dining area with an open fireplace and fitted cupboards to either side. From here, double doors lead in to the light John Lewis of Hungerford kitchen. The rear hall gives access to the garden and leads down to the lower ground floor which has most recently been used as a second sitting room and has a kitchenette/utility area, cloakroom and a separate shower room. Rising to the first floor the landing opens out on to a large L shaped sitting room with a lovely outlook to the front and a feature gas fireplace. The top floor provides two double bedrooms with storage and a generous bathroom all with a pleasant outlook.

OUTSIDE

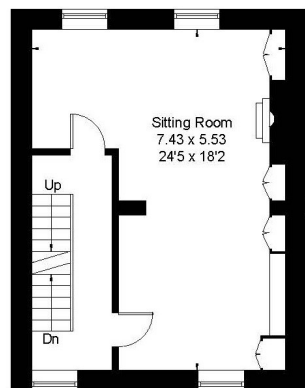
The property is approached along a pretty lane in the heart of the conservation area. Steps lead up to a raised path to number 4, while there is also a low door leading directly in to the lower level. To the rear of the house there is a sunny courtyard garden with pond and a large fig tree and a rose. A gate to the side gives access on to the lane.

SERVICES

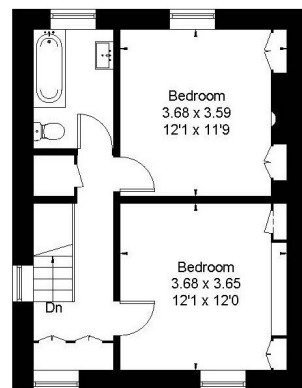
All mains services connected. Council Tax band D.



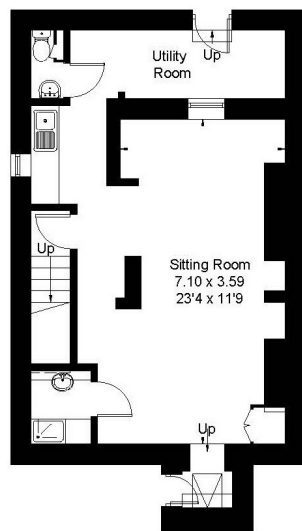
Ground Floor



First Floor



Second Floor



Lower Ground Floor

Approximate Floor Area = 175.5 sq m / 1889 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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