



📍 Vine Cottage, 9 Duck Street, Potterne, Devizes, SN10 5NB

🏠 Guide Price £339,950

An enchanting 2 double bedroom detached country cottage in immaculate order.

- Superb Character Cottage
- Popular Village Setting
- In Excellent Order Throughout
- 2 Double Bedrooms
- 2 Reception Rooms
- Refitted Bathroom & Shower Room
- South Facing Low Maintenance Garden
- Off Street Parking
- Single Garage
- Situated Along A No-Through Lane

🏡 Freehold

🏠 EPC Rating E



An utterly charming detached cottage set in a Conservation Area and 'no through' lane in the much favoured village of Potterne, that neighbours the market town of Devizes. The beautifully presented interior is surprisingly spacious and effortlessly combines period charm with modern day comforts.

Internally, you enter through a porch and oak front door into a gorgeous 16ft dual aspect sitting room with an exposed beam, tiled flooring and oak shelving. Set within an Inglenook style fireplace is an inviting log burning stove for wintery evenings. The tiled flooring continues through to a separate dining room (with both reception rooms enjoying underfloor heating). Stairs lead up to the first floor with a useful cupboard providing understairs storage and a stable door to the rear leads outside. A fully fitted country cottage style kitchen is well equipped with an integrated fridge/freezer, dish washer, 4 ring induction hob, a microwave and oven with a grill. Completing the ground floor is a stylish refitted bathroom with wooden panelled walls. On the first floor, there is access up to a fully boarded loft space with pull down ladder and light and doors off to two double bedrooms and a refitted modern shower room with a walk-in double width shower. The main bedroom is a great size- over 16ft and is dual aspect. This could even be split into 2 (to make 3 bedrooms in total for the cottage) if so required. The second guest bedroom comes with useful built-in wardrobes.

Outside, a single attached garage comes with light and power. It houses the oil fired boiler and has a window and door to rear with parking for a small car in front, and unrestricted on road parking. A gated side access leads back around to the garden which is south facing, has views of St Mary's Church and is designed for low maintenance al fresco eating and entertaining (including an outdoor bar), with a tiered patio and decked sun terrace. There are 2 apple trees, plus a pergola with flourishing vine.

Situation

The property is set in the heart of the village, with easy access to amenities and countryside walks. The charming village of Potterne has a thriving community and provides a pre-school, a lovely public house called The George and Dragon, church, an active village hall, plus a very useful newsagents/village shop/post office. A primary school is located in the neighbouring village of Worton just up the road. The historic market town of Devizes is approximately two miles to the North offering a more comprehensive range of shopping, transport and leisure facilities, a cinema, museum and thriving weekly market. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a 25 mile radius.

Property Information

Council Tax: Band D

Services: Oil fired central heating, mains water, electricity and drainage. Electric underfloor heating in sitting room and dining room.

Located in a Conservation Area.

Agents Note: Number 10 Duck Street has a pedestrian right of way to the rear of Number 9 in order to access their own divorced garden.



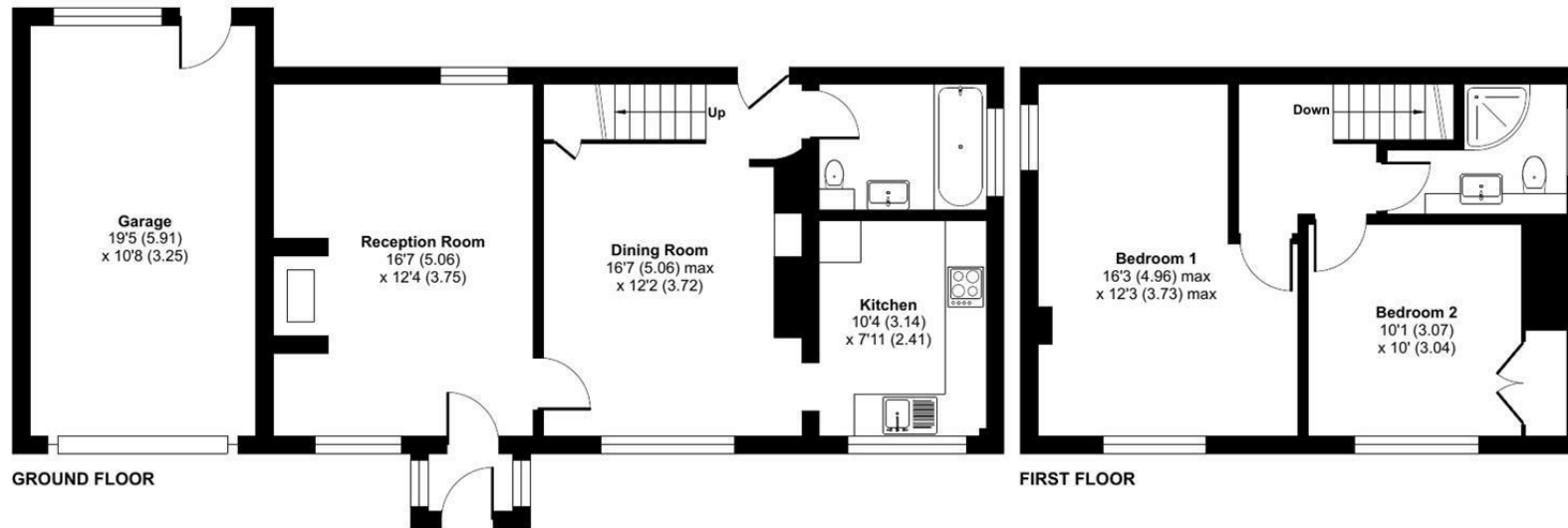
Duck Street, Potterne, Devizes, SN10

Approximate Area = 989 sq ft / 91.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1196 sq ft / 111 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). © ntechcom 2025. Produced for Strakers. REF: 1373341

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