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11 Caen Hill Gardens, Devizes, Wiltshire, SN10 1QQ

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Guide Price £275,000

A beautifully presented 1930s semi detached family home with a substantial garden, off street parking and scope to extend to the rear (s.t.p.p).

- A Fabulous 3 Bedroom Family Home
- Stylish 17ft Refitted Kitchen/Diner
- Charming Sitting Room With Log Burner
- Contemporary Family Bathroom
- Large Corner Plot Garden
- Off Street Parking
- Scope To Extend To Side & Rear
- Walking Distance Of The Kennet & Avon Canal
- Short Stroll To Convenience Store
- New Windows & Outside Doors Installed In 2021

Freehold

EPC Rating C









Situated on the edge of Devizes, just a stone's throw from the picturesque Kennet & Avon Canal and within walking distance of a local convenience store, this much-improved three-bedroom 1930s family home is set on a generous corner plot with an attractive garden, the property benefits from a stylishly refitted kitchen, a contemporary bathroom and convenient off-street parking.

Internally, an entrance lobby has stairs up the first floor and a door into the light and airy sitting room, featuring a log burning stove with oak mantle and a fitted book shelves. A glass panelled door leads through to the wonderful open plan kitchen/dining room. This stylish refitted kitchen has wood effect worktops and flooring and a range of integrated appliances including a dish washer, electric oven and 4 ring gas hob. There is a side door that takes you out to the rear garden. On the first floor there are three bedrooms (2 good sized doubles and a single), plus a smart modern bathroom with white wall tiles and a 'p' shaped bath with a glass screen with a shower over.

Outside, there are two parking spaces on the front driveway and a side gate that leads back around to the impressive rear garden. Mainly laid to lawn, there is an extended patio sun terrace, established shrubs and trees and a useful garden shed at the far end of the garden. Further benefits include gas fired central heating and updated windows and outside doors in 2021. The size of the plot would certainly provide scope to extend the house further to the side or rear (subject the relevant permissions).

Situation
Caen Hill Gardens is a popular established cul de sac on the edge of the town. Historic Devizes is bisected by the nearby 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 and a vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information
Services: All mains services are connected.
New windows and doors installed by the current owner in 2021
Council Tax: Band B



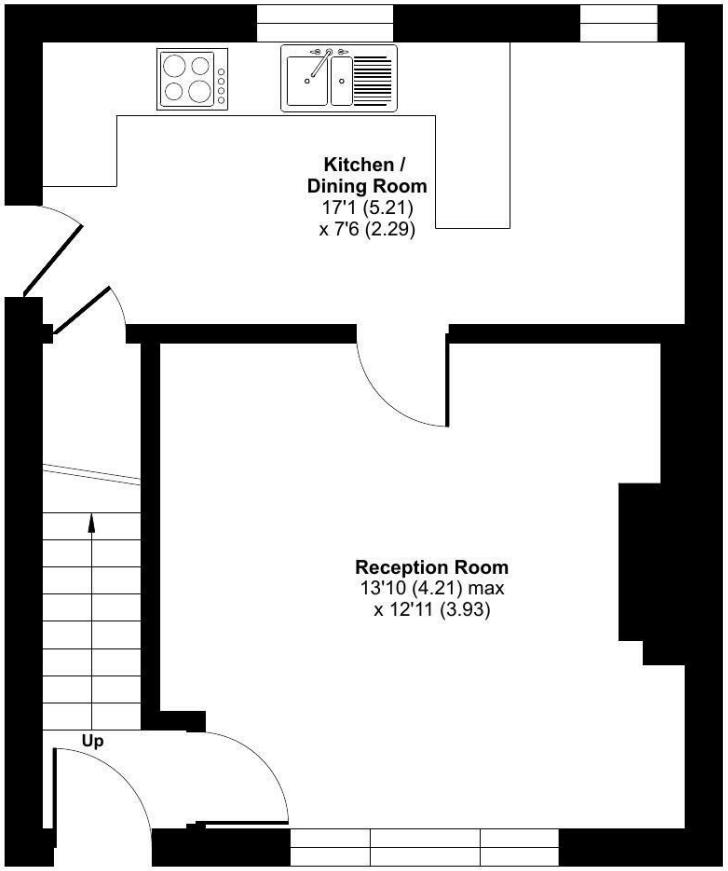




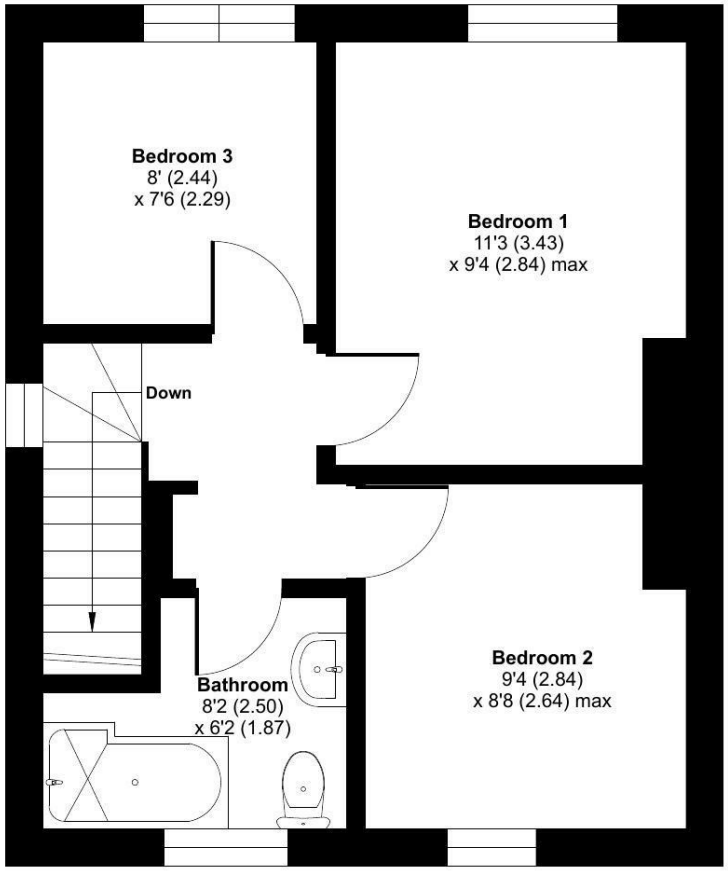
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Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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