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📍 Lavender Cottage, 2 Coxhill Lane, Potterne, Devizes, Wiltshire, SN10 5PH

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🏠 Guide Price £525,000

An attractive detached village home offered with no onward chain, boasting charming private gardens and a spacious, immaculately presented interior throughout.

- Wonderful Village Home
- Well Proportioned Flexible Layout
- 3/4 Double Bedrooms
- 2/1 Receptions Plus A Conservatory
- Vaulted Kitchen/Dining Room
- 2 Modern Bathrooms
- Private South Facing Rear Garden
- Carport Plus Ample Parking
- Lovely Countryside Walks On The Doorstep
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



'Lavender Cottage' is a delightful one-of-a-kind family home set in the sought-after village of Potterne. Tucked away along a peaceful lane close to the village centre, shop, public house and open countryside, this charming detached home features beautifully landscaped gardens and a surprisingly spacious interior. Offered with no onward chain.

A charming canopy porch and front door open into a welcoming entrance hall, complete with exposed wooden floorboards, understairs storage, and stairs rising to the first floor. The beautifully proportioned 17ft dual-aspect sitting room enjoys plenty of natural light and features exposed wooden flooring, an electric fire with a wooden surround, and fitted dressers positioned either side of the chimney breast. The ground floor also offers a spacious double bedroom, a modern family bathroom opposite, and a versatile study that could equally serve as a fourth bedroom. Spanning the rear of the property is an attractive kitchen/dining room with a vaulted ceiling, tiled flooring, and a racing green oil-fired AGA. Additional appliances include a built-in oven and four-ring electric hob, while double doors open into a conservatory overlooking the delightful gardens. Completing the ground floor is a practical utility room with space for appliances and a stable door leading directly to the garden. Upstairs, the first floor provides a further family bathroom and two generous double bedrooms, both benefiting from fitted cupboards and Velux skylights.

Outside, a sweeping driveway leads up to the house from Coxhill Lane providing plenty of parking. There is a carport and side gates in to the attractive rear garden. The mature south facing garden enjoys an excellent amount of privacy, and features a shaped lawn, well stocked borders, a brick paved patio with an electric awning, and a potting shed. There is also a further side garden, also very private with a small pond, acers, roses and wisteria.

#### Situation

The location is exceptionally convenient, with the village shop, post office, The George and Dragon pub, the thirteenth-century church and Potterne Cricket Club all close by. Potterne is renowned for its warm community spirit, with regular events at the village hall including the annual pantomime and art exhibition. There is also a thriving social club and an active youth club, helping to create a genuine sense of belonging. The home offers easy access to scenic countryside walks and woodland trails. Potterne lies only 2 miles from the historic market town of Devizes, which provides an excellent selection of shops, leisure facilities, transport links, a museum and a bustling weekly market. Larger centres including Bath, Salisbury, Chippenham, Swindon and Marlborough are all within a comfortable 25-mile radius.

#### Property Information

Services: Mains water, drainage and electricity are all connected. Oil fired central heating (new boiler installed in 2023).

Council Tax: Band D

Agents Note: The owners of Number 4 Coxhill Lane have a right of way to a gate at the top of the driveway (with 24 hours notice) for service access for deliveries and vehicles which may be involved for house maintenance.



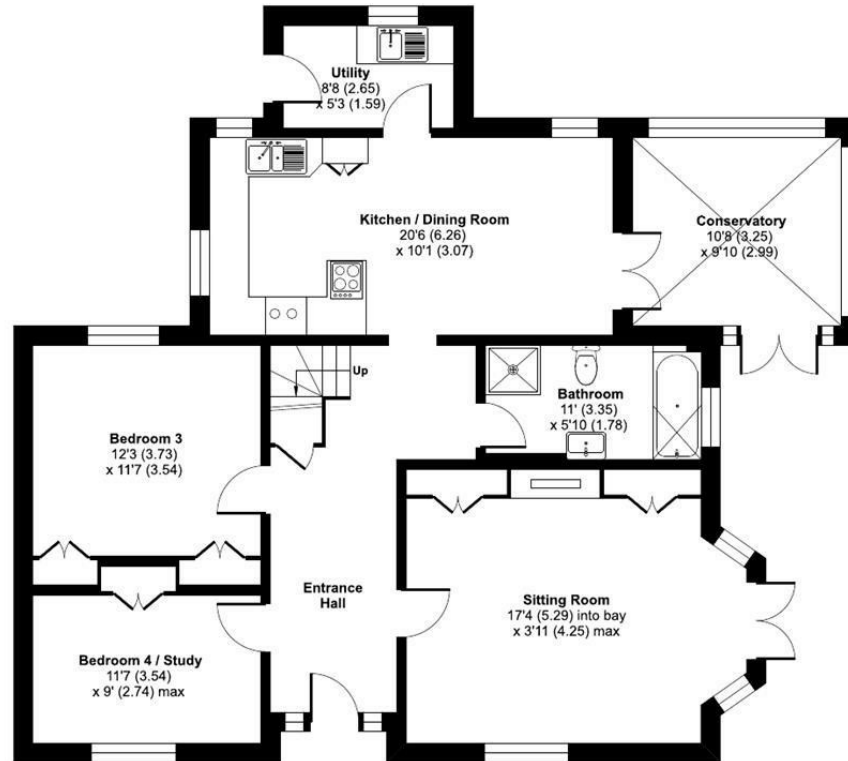
# Coxhill Lane, Potterne, Devizes, SN10

Approximate Area = 1221 sq ft / 113.4 sq m

Limited Use Area(s) = 332 sq ft / 30.8 sq m

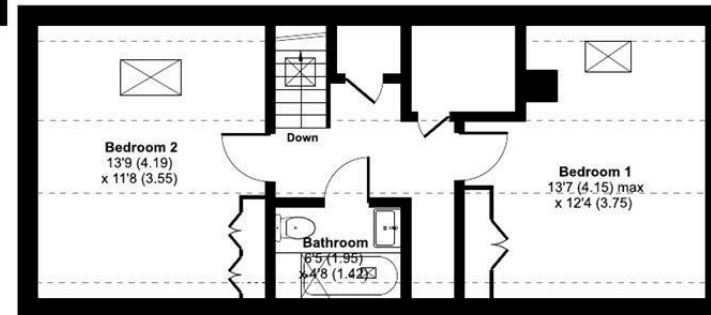
Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



GROUND FLOOR

Denotes restricted head height



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1455067

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