



📍 6 Corn Close, Poulshot, Wiltshire, SN10 1RR

🏠 £300,000

Fantastic opportunity to purchase in the highly sought after location of Poulshot, Viewing is highly recommended.

- Three Bedroom Family Home
- Excellent Pub In Walking Distance
- Large Driveway For Multiple Cars
- Great front & Rear Garden
- Perfect For First Time Buyers
- Fantastic Location
- Great Views And Local Walks
- New Double Glazing
- Viewing Highly Recommended

🏡 Freehold

📊 EPC Rating D



A spacious three bedroom end-terraced home, situated in a quiet no-through road within the highly sought-after village of Poulshot. The property enjoys a particularly generous plot with large front and rear gardens, a substantial driveway and far-reaching views across the surrounding countryside.

The accommodation is entered via a welcoming hallway, providing access to the principal living spaces. The main reception room is positioned to the front of the property and offers a comfortable living area, featuring a fireplace and a pleasant outlook over the front garden and beyond. To the rear, the kitchen/dining room forms the heart of the home, well arranged with a range of floor and wall units and space for appliances. The room benefits from tiled flooring and two sets of patio doors, allowing for an abundance of natural light and providing direct access to the garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers three bedrooms arranged around a central landing, comprising two double rooms and a single bedroom. The principal bedroom enjoys particularly attractive views, including a direct outlook towards the Westbury White Horse. These are served by a family bathroom.

Externally, the property benefits from a large driveway providing ample off-road parking for multiple vehicles, alongside a generous front garden laid to stone, taking full advantage of the elevated views. The rear garden is equally impressive, being mainly laid to lawn with a patio seating area and space for a hot tub, creating a versatile and enjoyable outdoor space. A brick outbuilding/workshop provides useful additional storage.

The property was originally of Reema construction and has since undergone a full PRC repair, now finished in Cotswold stone.

#### **Situation**

The village of Poulshot has a large central Green as well as a friendly public house called 'The Raven,' an ancient church St Peter's, a village hall where several village clubs and groups meet. There is a Village Trust and a farm shop. A network of public footpaths is on the doorstep providing good walking in the area and 'the green gardens' is a tranquil wooded area and clearing just set off the green that is open to the village. The historic market town of Devizes is located close by and has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury.

#### **Property Information**

Council Tax: Band A

Services: Mains water, drainage and electricity. Electric night storage heaters.

Double glazing fitted February 2022



# Corn Close, Poulshot, Devizes, SN10

Approximate Area = 962 sq ft / 89.3 sq m

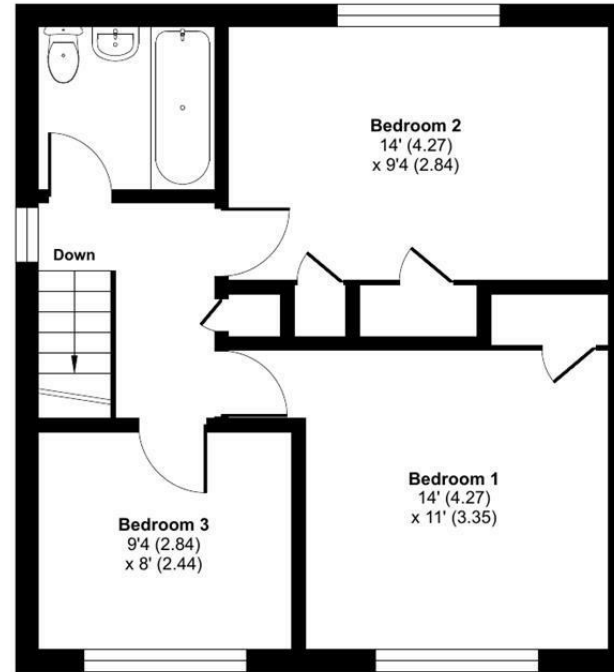
Outbuilding = 124 sq ft / 11.5 sq m

Total = 1086 sq ft / 100.8 sq m

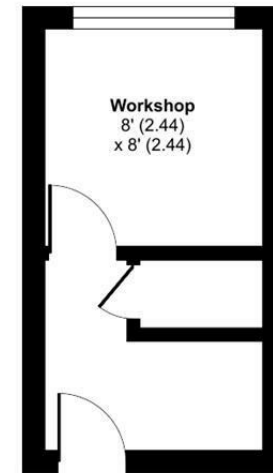
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Strakers. REF: 985534

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