



strakers

📍 8, The Foxham, Zephyr Place, Devizes, SN10 2UP

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📍 8, The Foxham, Zephyr Place, Devizes, SN10 2UP

💷 £439,500

A thoughtfully designed collection of 2, 3 and 4 bedroom homes in the heart of Devizes, a charming market town in Wiltshire.

- 3 Bedroom Detached Home
- East Facing Garden
- Private Driveway Parking for 2 Cars
- Town Centre Location
- 10 Year Structural Warranty
- EV Car Charger Included
- Predicted EPC B Rating
- Opportunity to Indulge in Extras
- Other House Types Available

🏡 Freehold

📊 EPC Rating B



Please call Strakers to register your interest and book an appointment to view the show home and enquire about other stunning homes available in this sought-after new development.

Plot 8, The Foxham, is a stunning new double-fronted home positioned to overlook open grassland. Designed with modern living in mind, the spacious open-plan kitchen and dining area features French doors opening directly onto the rear garden, creating a bright and welcoming space. The contemporary kitchen is finished to a high standard, complete with soft-close doors and drawers, laminate worktops with matching upstands, a built-in single oven, four-ring ceramic hob, and an integrated fridge freezer. A separate utility room with its own external access adds everyday convenience. The spacious living room benefits from having dual aspects and a spacious downstairs w/c completes the ground floor.

Upstairs, the main bedroom benefits from a stylish en-suite shower room. Two additional bedrooms are served by a beautifully appointed family bathroom.

Outside, the fully enclosed, east-facing rear garden has been rotavated and graded, offering a blank canvas for landscaping. It also includes a convenient outdoor tap. Plot 8 further benefits from a private driveway with parking for two cars and an electric vehicle charging point.

PLEASE ENQUIRE TO CHECK AVAILABILITY FOR OTHER PLOTS AVAILABLE.

#### **Situation**

The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument. You can also walk into the Town Centre via Quakers Walk and/or via the Canal.

#### **Agents Notes**

Council Tax: TBC as new build

Predicted 'B' EPC Rating

Services: Mains water, drainage and electricity. Air source heat pump.

#### **Property Information**

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. The front photo is of plot 9 which is the same house type as plot 8. Internal images shown are an example of the house type and are not specific to this exact plot and are taken from a different Redcliffe Site. Photos shown are of street scenes and locations within Devizes and the surrounding local area. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. Flooring is not included.



# FOXHAM

PLOTS 2, 8, 9, 10, 11, 12, 13, 15, 19, 20, 23, 30, 36 & 43

A beautifully designed double fronted home that blends comfort and practicality. Boasting a spacious open-plan kitchen and dining area ideal for entertaining, complete with a convenient adjoining utility room. A separate living room offers the perfect space to relax. Upstairs, the main bedroom features its own en-suite, complemented by two additional well-proportioned bedrooms and a stylish family bathroom.



## GROUND FLOOR

|                     |                 |                  |
|---------------------|-----------------|------------------|
| Kitchen/Dining Area | 3100mm x 6041mm | 10' 2" x 19' 10" |
| Living Room         | 3227mm x 6041mm | 10' 7" x 19' 10" |



## FIRST FLOOR

|           |                 |                  |
|-----------|-----------------|------------------|
| Bedroom 1 | 3236mm x 4385mm | 10' 7" x 14' 5"  |
| Bedroom 2 | 3327mm x 3485mm | 10' 11" x 11' 5" |
| Bedroom 3 | 3327mm x 2436mm | 10' 11" x 8' 0"  |

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.