



📍 16 High Street, Potterne, Wiltshire, SN10 5PY

🏠 £285,000

A characterful and spacious 3-bedroom home situated in the heart of the popular village of Potterne.

- Characterful period home
- Semi-detached
- Spacious accommodation
- 3-bedrooms
- Heart of the village
- Off road parking
- Pretty rear garden
- New roof in 2025

🏡 Freehold

📊 EPC Rating F



Situated in the heart of the ever-popular village of Potterne, this characterful and deceptively spacious three-bedroom semi-detached home offers a blend of charm, practicality and village living.

The property enjoys a central position, right next door to the well-known George & Dragon public house, a historic fifteenth century inn that sits at the heart of the village community. Potterne itself is highly regarded, offering a strong sense of community along with a village shop, church, school and excellent access to Devizes and surrounding countryside.

Internally, the accommodation is well-balanced and full of character, with generous living space arranged across two floors. The ground floor offers a comfortable living room, leading through to a separate dining room, ideal for both everyday use and entertaining. To the rear, a spacious kitchen/dining room provides a sociable hub of the home with ample worktop, storage space and also houses the multi-fuel stove.

Upstairs, there are three well-proportioned bedrooms, all served by a family bathroom.

The property has also benefitted from a new roof within the last year, offering peace of mind for prospective purchasers.

Externally, there is off-street parking to the front, while the rear garden is a particularly attractive feature. Thoughtfully arranged, it offers a patio seating area along with raised sections planted with mature shrubs, creating a private and established feel. At the far end, a useful shed/workshop provides excellent additional storage or hobby space.

A charming village home with plenty of character, well-suited to those looking for space, convenience and a strong community setting.

#### **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**

Multi-fuel stove with back boiler providing central heating. We are advised mains water, drainage and electricity are connected.

Tenure: Freehold

EPC rating: F

Council tax band: D



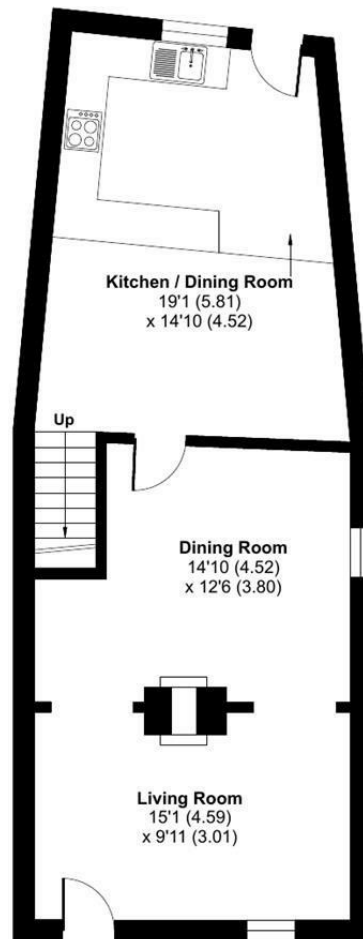
# High Street, Potterne, Devizes, SN10

Approximate Area = 1193 sq ft / 110.8 sq m

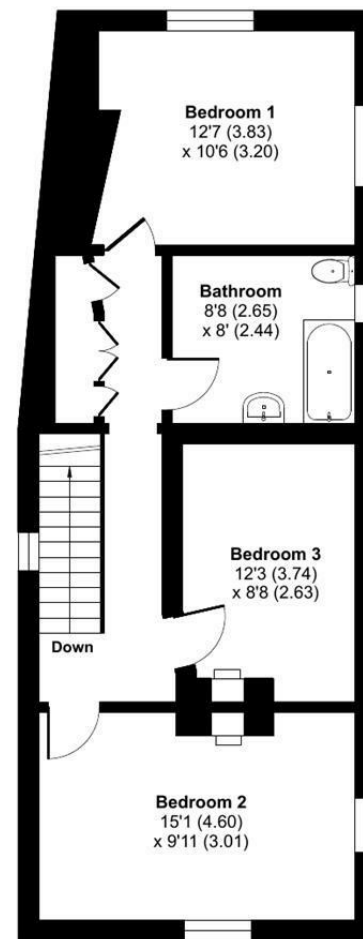
Outbuilding = 133 sq ft / 12.3 sq m

Total = 1326 sq ft / 123.1 sq m

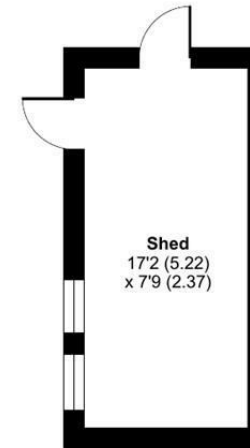
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1452781

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