





📍 St Edmunds Way, Potterne Road, Devizes, Wiltshire, SN10 5DF

🔗 Offers In Excess Of £650,000

A charming individual family home in a highly desirable area of Devizes, just a short stroll from the town centre, enjoying wonderfully landscaped gardens.

- A Stylishly Presented, Individually Designed Family Home
- 4 Double Bedrooms
- 23ft Dual Aspect Sitting Room With Log Burner
- Open Plan Kitchen/Dining Room
- Contemporary Shower Room
- Utility & Cloakroom
- Summerhouse/Outside Office
- Parking For A Number Of cars
- Private West Facing Landscaped Garden
- Close To Town, Schools and Hillworth Park

🏠 Freehold

🏠 EPC Rating C





Occupying a sought-after position on the south side of Devizes, this impressive individual home offers four double bedrooms, excellent reception space, and a beautifully private garden.

Internally, St Edmunds Way provides a spacious and well-balanced layout. An entrance lobby leads into a large, welcoming hallway with tiled flooring and a useful downstairs cloakroom. The 23ft dual-aspect sitting room enjoys a large picture window to the front, a door opening onto the garden, wood flooring, and an inviting log-burning stove. A particular feature of the house is the contemporary German-designed 'Rotpunkt' kitchen, fitted with slate-effect tiled flooring, two self-cleaning ovens, and a four-ring gas hob. The kitchen is open plan to a dining area with bi-folding doors opening onto the rear garden, creating an excellent space for entertaining. A rear hallway leads to a separate utility room, a useful store room, and the small garage (which could be reinstated to create one larger garage if desired). On the first floor, a wide landing provides access to a part-boarded loft with pull-down ladder and light, offering excellent additional storage. There are four well-proportioned double bedrooms with painted wooden floorboards, three of which benefit from fitted wardrobes. A stylishly refitted shower room features a steam shower with body jets.

Outside, a wide driveway provides parking for five to six vehicles and is complemented by a front lawn with an Acer, a crab apple tree, and raised flower beds. The west-facing rear garden enjoys a high degree of privacy and has been thoughtfully designed to provide vibrant summer colour while remaining easy to maintain in winter. Features include a pergola, more raised beds, a variety of established plants and shrubs, a greenhouse, and a storage shed. A summerhouse with electric heating, light and power offers an ideal work-from-home office space.

#### **Situation**

The property is ideally situated on the highly sought-after south side of Devizes, within easy walking distance of the town centre, local schools, and Hillworth Park. Devizes is a charming and historic market town offering an excellent range of amenities, including independent and high street shopping, several supermarkets, a leisure centre, theatre, and a thriving weekly market. The town is also home to the picturesque Kennet & Avon Canal, providing wonderful opportunities for walking, cycling, and fishing. Well-regarded private schools in the area include Dauntsey's School, Marlborough College, and St Mary's Calne. The property is also conveniently positioned for access to the major centres of Bath, Salisbury, Swindon, and Bristol, all within comfortable driving distance. Junction 17 of the M4 motorway lies approximately 17 miles to the north, while the M3 can be accessed to the south via the A303. Mainline rail services to London Paddington are available from Pewsey, Chippenham, and Westbury, with additional services to London Waterloo from Andover.

#### **Property Information**

Council Tax: Band E

Services: All mains services are connected at the property.





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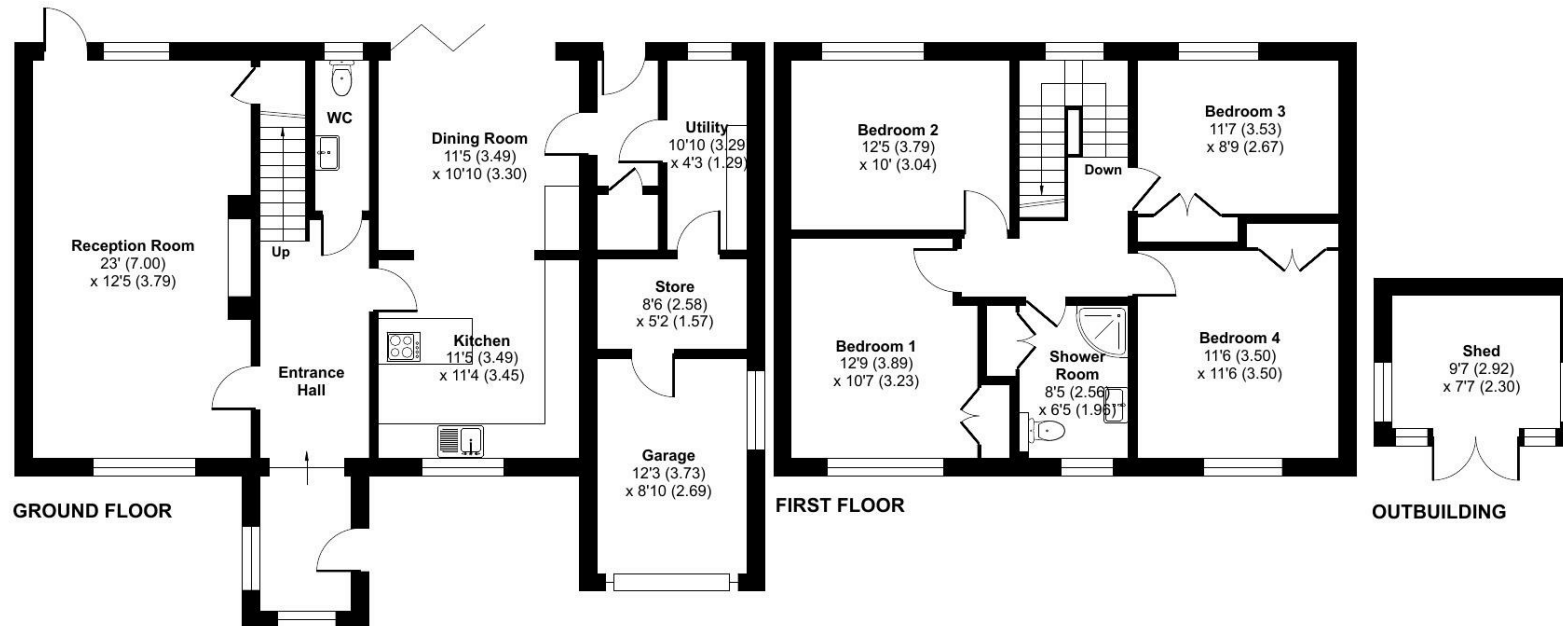
Approximate Area = 1610 sq ft / 149.5 sq m

Garage = 104 sq ft / 9.6 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1786 sq ft / 165.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1406048

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