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43 Winchcombe Avenue, Devizes, SN10 2QX

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⑨ 43 Winchcombe Avenue, Devizes, SN10 2QX

⌚ Offers In Excess Of £400,000

An exceptionally well-presented three double bedroom family home with a private rear garden, and fabulous countryside walks on the doorstep.

- Superbly Presented Detached Property
- Three Double Bedrooms
- 22ft Dual Aspect Sitting Room
- Stylish Contemporary Kitchen
- Separate Utility & Cloakroom
- Principal Bedroom With En Suite and Dressing Area
- Very Private Rear Garden
- Garage With Electric Door & Professional Resin flooring
- Walking Distance Of Town Via The Beautiful Quakers Walk
- Professionally Boarded Loft (ladder, shelf storage & lighting).

❖ Freehold

⑩ EPC Rating B



A delightful three-bedroom detached family home, in excellent order throughout and enjoying an open outlook to the rear. Built in 2022, this well positioned home forms part of the sought-after Quakers Walk development in Devizes, with fabulous countryside walks and a good primary school all within just a short stroll. The property benefits from driveway parking for 2 cars, an integral garage and a very private east-facing rear garden. Offered with no onward chain.

The spacious ground floor layout comprises a generous 22ft dual aspect sitting room with French doors opening directly onto the garden, allowing for plenty of natural light throughout the day. The stylish kitchen is well equipped with integrated appliances including a dishwasher, gas hob and eye-level oven and grill. A separate utility room and cloakroom complete the downstairs layout. Upstairs, the principal bedroom enjoys a dressing area and a sleek modern en-suite shower room. Two further well-proportioned bedrooms are served by a family bathroom. The owners have had a number of useful extra features added including professional resin flooring, wall insulation and an electric door all in the garage. There is a water softener, new composite front and back doors and a 'smart' towel rail fitted to bathroom.

Outside, there is a fully enclosed east facing rear garden that enjoys a good level of privacy with a patio sun terrace, gated side access and a level lawn.

#### Situation

The property enjoys a sought-after setting overlooking the rugby pitches in the historic market town of Devizes, with open countryside right on the doorstep. From the house, delightful walks lead along Quakers Walk and up to Roundway Hill, offering far-reaching rural views. Historic Devizes is bisected by the Kennet & Avon Canal, the renowned waterway linking London and Bristol and celebrated for its spectacular flight of twenty-nine locks at Caen Hill Locks — an engineering and aesthetic marvel within walking distance of the town centre. The canal provides a haven for canoeists, narrowboats and anglers alike. Rich in heritage, Devizes boasts an impressive collection of listed buildings and a traditional weekly market. Surrounded by Wiltshire's rolling chalk downlands, the area is criss-crossed by ancient byways and prehistoric earthworks, creating a scenic playground for walkers and cyclists. Cultural amenities include a museum, thriving theatre, cinema and a vibrant live music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius, offering excellent connectivity to the wider region.

#### Property Information

We are advised all mains services are connected.

Agents note: There is a service charge for the upkeep of the estate of £199.20 p.a.

Please note any completion on this house will need to be from July due to vendor's own onward circumstances.

EPC rating: B

Council tax band: E



# Winchcombe Avenue, Devizes, SN10

Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 194 sq ft / 18 sq m

Total = 1216 sq ft / 112.9 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). ©nichecom 2026. Produced for Strakers. REF: 1414534

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