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📍 Fairhaven, 37 Woodland Road, Patney, Wiltshire, SN10 3RD

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⑨ Fairhaven, 37 Woodland Road, Patney, Wiltshire, SN10 3RD

⌚ Offers In Excess Of £500,000

A three/four-bedroom Dorma-style bungalow situated in the sought after Wiltshire village of Patney. Boasting a double garage, carport and self-contained annex.

- 3/4 bedroom Dorma-bungalow
- Self-contained annex
- Good sized plot
- Beautifully maintained private rear garden
- 2 reception rooms
- Double garage and car port
- Sought after village location
- Good storage options throughout

❖ Freehold

⑩ EPC Rating E



A spacious and well-presented three/four-bedroom detached Dorma-bungalow with additional self-contained annex. Fairhaven offers versatile living accommodation in a sought-after village setting. The property boasts generous internal space, a double garage, and a carport, all set within a private plot.

Internally, an entrance hallway, with various storage cupboards welcomes you in to the home, which features a welcoming reception room with dual aspect windows, leading into a separate dining room with doors opening onto the garden. The kitchen is well-appointed, with good storage and space for further appliances. The main house offers three well-proportioned bedrooms, bedrooms one and two benefit from built in wardrobes and all bedrooms are serviced by a family bathroom, with shower and a bath.

A key highlight of the property is the flexible, self-contained annex, accessed via the rear of the home. This space includes a large utility room, a private staircase leading to a spacious fourth bedroom with a fantastic outlook from dual aspect windows, and its own facilities—ideal for multi-generational living, guest accommodation, or independent use. There is a possibility to open this up, back into the main house to extend the accommodation.

Externally, the property benefits from a large carport, driveway parking and an attached double garage, providing excellent storage and parking. The rear west-facing, garden offers a private outdoor space, mostly laid to lawn with patioed seating areas, mature shrubs and a garden shed.

Located in the desirable village of Patney, the property is well-positioned for access to nearby market towns and transport links.

#### Situation

The property is set in the tranquil village of Patney which is set in the very heart of the picturesque Pewsey Vale which is also an Area Of Outstanding Natural Beauty (AONB). The village enjoys a thriving community alongside its close neighbour the village of Chirton has a great primary school and a church. There are excellent countryside walks right on the doorstep through the Pewsey Vale and Marlborough Downs, and two good local public houses called 'The Millstream' and 'The Kings Arms' located in the neighbouring villages of Marden and All Cannings respectively. There is also a mainline railway station at Pewsey and the town of Devizes is approximately 6 miles away and has a wide range of amenities and schools for all ages, with Dauntsey's (West Lavington) and Marlborough College also within easy reach.

#### Property information

Oil fired central heating. We are advised all other mains services are connected.

Tenure: Freehold

Council tax band: D

EPC rating: E



# Woodland Road, Patney, Devizes, SN10

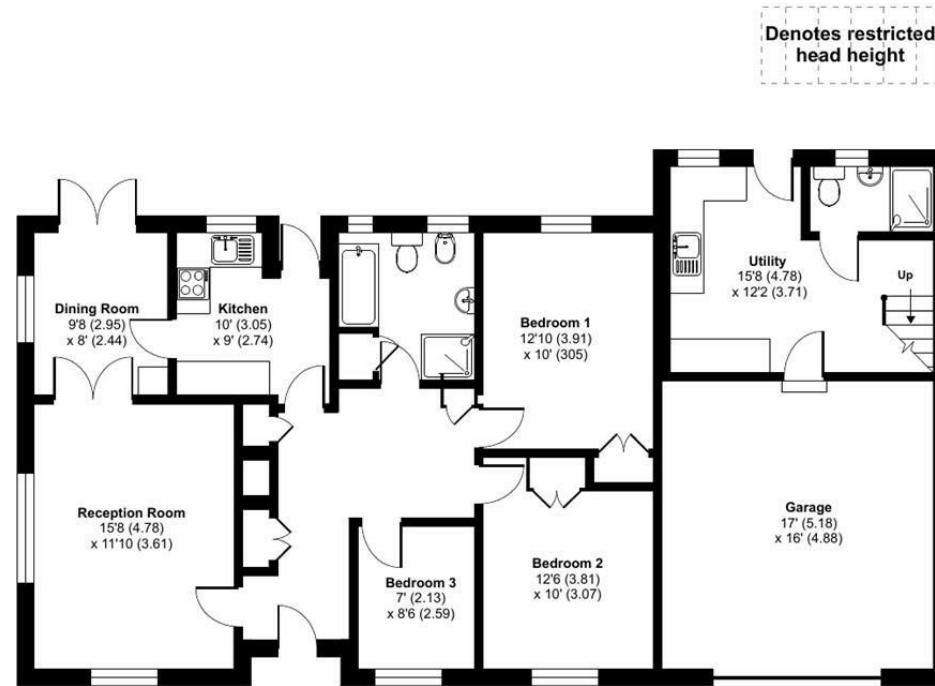
Approximate Area = 1612 sq ft / 149.8 sq m (Includes Garage)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

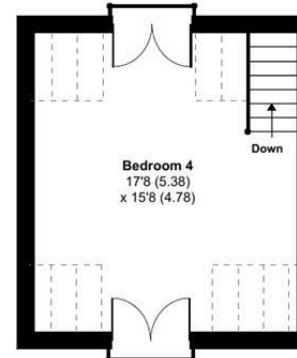
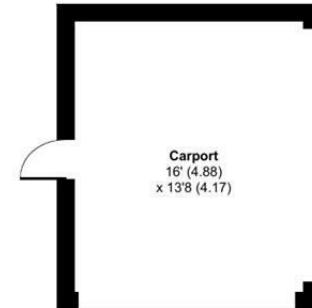
Carport= 216 sq ft / 20.1 sq m

Total = 1892 sq ft / 175.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Strakers. REF: 1254340

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