





📍 Downs Cottage, 10 Andover Road, Chirton, Wiltshire, SN10 3QW

🏠 Price Guide £820,000

A most impressive village home with outstanding views set on a generous plot of over 1/2 an acre.

- Superb Family Home In Excess of 3000sqft
- 5 Bedrooms
- 2 Modern Shower Rooms + Stylish En Suite Bathroom
- 4 Flexible Reception Rooms + 36ft Conservatory
- Generous South West Facing Garden
- In All About 0.67 Acre
- Double Garage & Ample Private Parking
- Stylish Refitted Kitchen
- Outdoor Heated Pool With Retractable Roof
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C





Downs Cottage is an exceptional 5 bedroom family home with over 3000sqft of accommodation, wonderful gardens well in excess of 1/2 an acre, and glorious views of the surrounding Pewsey Vale. Offered with no onward chain, this spacious and flexible home has the potential for an annexe over the double garage, making it an ideal home for multi-generational living.

Internally, you are welcomed into an impressive entrance hall with tiled flooring, oak stairs and a gallery landing with a very large feature window. Set off the hall, oak doors open into a downstairs cloakroom, a study with bespoke oak fitted furniture and the 23ft triple aspect sitting room with twin bay windows and a log burning stove with a Bath stone surround. French doors open to the garden as well as into a substantial 36ft conservatory that spans the rear of the home and links back in to the refitted kitchen. The stylish kitchen features large quartz floor tiles, Corian worktops, built-in speakers, twin bi folding doors, an island/breakfast bar and a range of sleek units with integrated quality appliances, including a wine fridge and Quooker tap. There is a separate utility with water softener as well as a dining room with further bi folds leading onto the patio. From the utility, stairs go up to the possible annexe with a big sitting room, double bedroom and shower room. There are four further bedrooms in the main section with a refitted shower room and very generous ensuite bathroom to the 21ft principal bedroom.

Outside, metal gates open on to a driveway with ample parking and the double garage (with light and power). The extensive lawned garden has planted borders, established shrubs and trees, a small orchard with fruit trees, an outbuilding housing one of the oil fired boilers, and a good sized outdoor heated swimming pool with a retractable roof for the summer months. Beyond the garden, the views extend up and over rolling countryside to the hills beyond.

#### **Situation**

The property is located on the edge of the popular village of Chirton in the Pewsey Vale (an Area of Outstanding Natural Beauty), some five miles east of the busy market town of Devizes and fifteen miles west of Marlborough. Local amenities include a primary school and a church, with more comprehensive facilities to be found in nearby Devizes and Pewsey including a range of supermarkets, shops and a leisure centre. Educational needs are well catered for, as well as Devizes School, local independent schools include Dauntsey's in West Lavington, Marlborough College, St Mary's in Calne and Stonar in Atworth. Pewsey has a mainline railway station with trains up to London. For those with sporting interests local golf courses include Bowood, North Wilts and Erlestoke Sands, horse racing at Salisbury Bath, Newbury and Wincanton. In addition The Kennet and Avon Canal and various rivers and lakes provide fishing opportunities.

#### **Property Information**

Council Tax: Band G. Located in an AONB.

Broadband speed: 1000 Mbps

Services: Mains water, electricity & drainage are all connected. Solar and thermal PV panels

(owned) for the house and pool. Oil fired central heating. There are 2 boilers – 1 is for the house and is less than a year old. The other is for the pool in the pool house. The conservatory roof was replaced and upgraded – mid 2019.



## Andover Road, Chirton, Devizes, SN10

Approximate Area = 2418 sq ft / 224.6 sq m (excludes void)

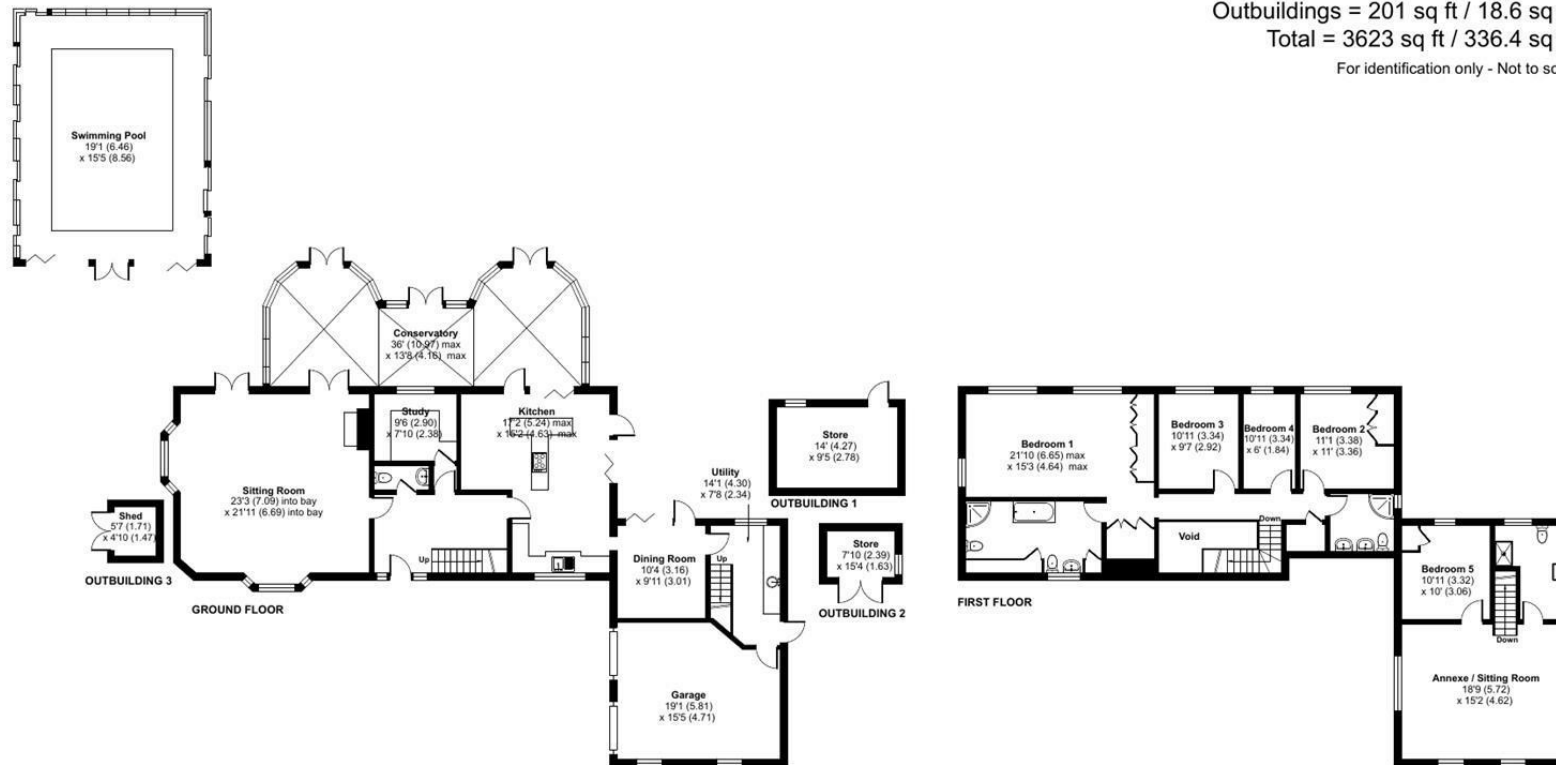
Annexes = 727 sq ft / 67.5 sq m

Garage = 277 sq ft / 25.7 sq m

Outbuildings = 201 sq ft / 18.6 sq m

Total = 3623 sq ft / 336.4 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). © nchecon 2025. Produced for Strakers. REF: 1365330

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