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Brownleaze House, 1B Brownleaze Lane, Potterne, Devizes,
Wiltshire, SN10 5PA

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Guide Price £875,000

An exceptional 5/6 bedroom detached family home built in 2014 and finished to a high specification throughout.

- Incredibly Spacious Contemporary Home (Over 3000 sqft)
- Flexible Layout 5 / 6 Double Bedrooms
- Stunning Bespoke Kitchen
- Impressive Vaulted Family Room
- Triple Aspect Sitting Room
- En Suite Bathroom & 2 Shower Rooms
- High Specification Finish
- Ample Driveway Parking & Large Garage
- Enclosed Private Rear Garden
- Useful Local Shop & Countryside Walks On The Doorstep

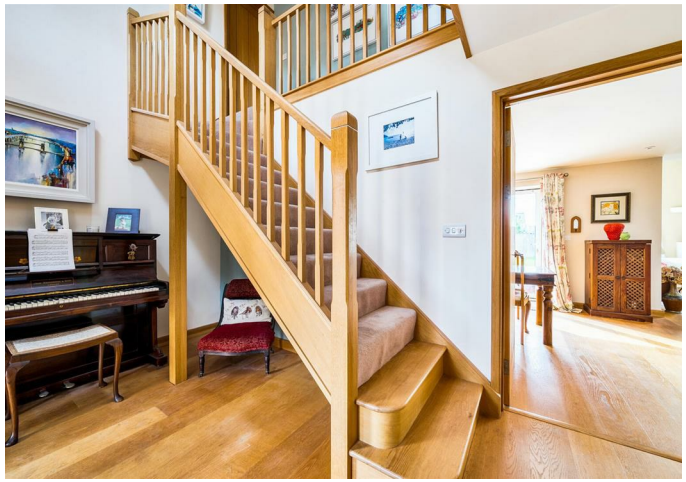
Freehold

EPC Rating B









'Brownleaze House' is an outstanding modern home, built in 2014 to a very high specification. The property boasts underfloor heating throughout the spacious ground floor, and a wonderfully light and airy interior, with a flexible layout of either 5 or 6 double bedrooms (depending on how many reception rooms / bedrooms you prefer).

Internally, a lovely entrance hall with a beautifully crafted oak staircase, has a door into the downstairs cloakroom, and a further door into the impressive 36ft by 31ft open plan 'T' shaped kitchen/dining/family room, which is the ideal eating and entertaining space. Engineered oak flooring runs throughout the ground floor, along with oak doors and oak skirtings. The stunning bespoke kitchen features a central island/breakfast bar with Corian worktops and a range of quality integrated appliances. The dining area has bi folding doors out to the sun terrace and oak double doors into a triple aspect sitting room with a log burning stove. A particular highlight is the vaulted family room with tall windows and chimney breast with inset log burner. Completing the ground floor is a useful utility which opens into a large garage with light and power. From the kitchen, a spiral staircase ascends to a flexible office/games room with an adjoining studio/additional bedroom. Set off the main staircase are 2 / 3 double bedrooms (one is currently used as a dressing room), a luxurious en suite bathroom plus a separate en suite shower room. On the top floor are 2 further double bedrooms served by a family shower room.

Outside, there is driveway parking for numerous vehicles and side access leading around to the generous rear garden. An extended patio opens on to lawns, established borders, mature trees and shrubs and a summerhouse at the far end. Located down a quiet no-through lane in this popular Wiltshire village, the property is well positioned for countryside walks as well as being walking distance of the village shop and public house.

Situation
The property is set in a delightful position 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 public house, church, village hall, a useful newsagents/village shop. Potterne is situated about 2 miles south of Devizes, a thriving market town with a wider range of shopping and entertainment facilities, a leisure centre, and schools. The larger centres of Bath, Swindon and Bristol are all within easy commuting distance. Marlborough, Salisbury Plain and the Vale of Pewsey are all within a short distance, providing magnificent countryside and walking. The renowned Dauntsey's and Lavington schools are in the nearby villages of West Lavington and Market Lavington. Mainline railway links run to London (90 minutes), with easy access to the M4 and M3 motorways and regional and national airports, Bristol (50 minutes), Heathrow (80 minutes).

Property Information
Council Tax: Band G
Services: Air source heat pump, underfloor heating to ground floor. Solar thermal water panel on the rear roof. Mains water, drainage and electricity are all connected.

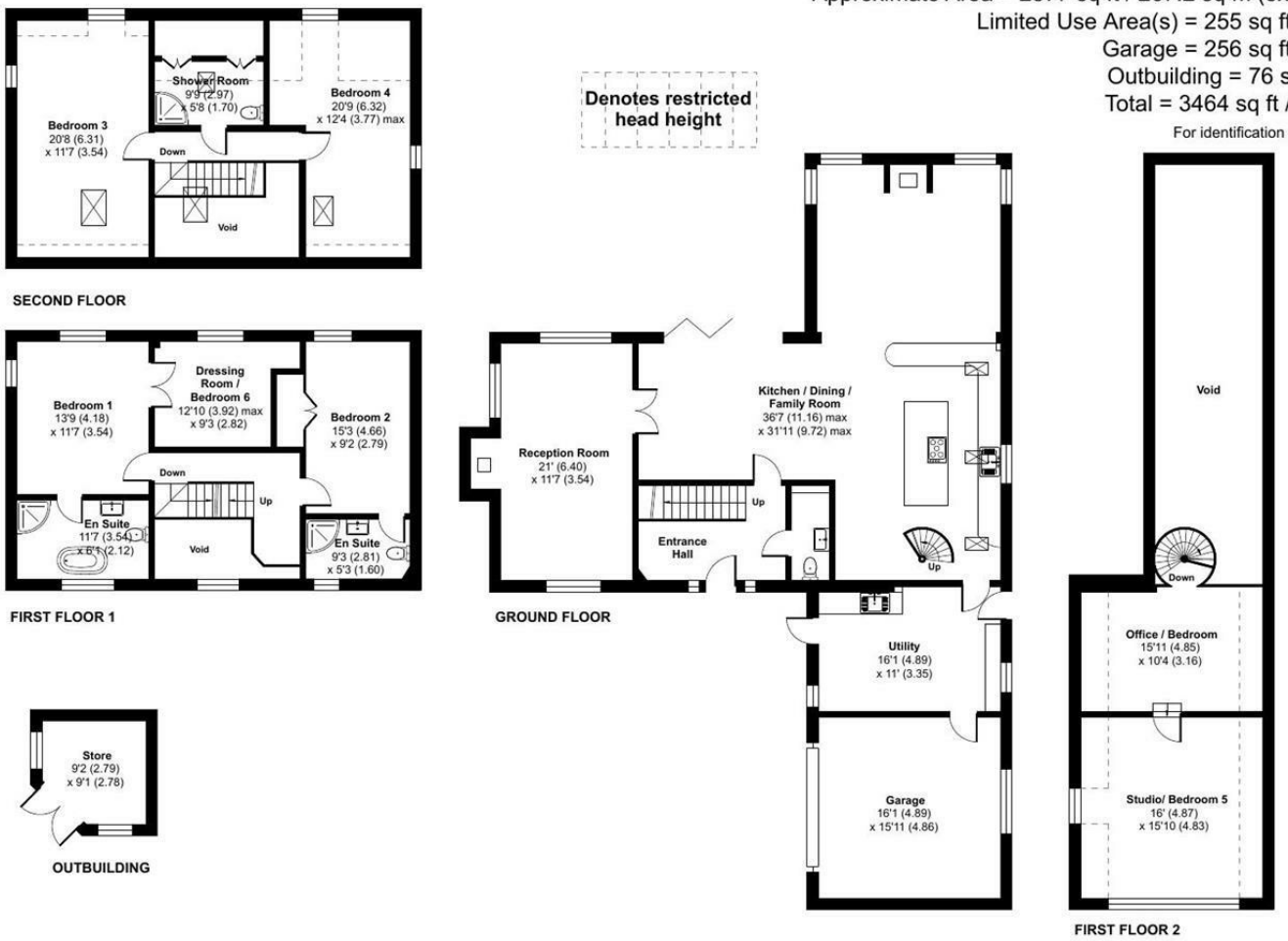






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Approximate Area = 2877 sq ft / 267.2 sq m (excludes void)
Limited Use Area(s) = 255 sq ft / 23.6 sq m
Garage = 256 sq ft / 23.7 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 3464 sq ft / 321.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1522532

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