

# Devizes Wiltshire

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**EASTCROFT HOUSE  
38 LONG STREET  
DEVIZES  
WILTSHIRE  
SN10 1NS**

An immaculate Georgian town house in splendid private grounds, right in the heart of the town.

- A Magnificent Fully Renovated Detached Town House
- Grand Living (Over 6800ft<sup>2</sup>) with Impressive Wine Cellars
- Modern Lifestyle, Period Features
- 6 Bedrooms, 5 Reception Rooms
- 3 Refitted Shower Rooms and a Contemporary Family Bathroom
- Stunning Park-Like Gardens with a Woodland Backdrop
- Just over an Acre
- Ample Parking and Double Garage
- Just a short walk from the town's Historic Market Place

**Guide Price £1.65m**



## DESCRIPTION

'Eastcroft House' is an exquisite Georgian home of immense standing and presence, which the current owners have completely transformed in the 5 years they have owned it, undertaking an incredible renovation of both the house and grounds. It effortlessly blends a wealth of period features alongside all the expected modern comforts. An entrance vestibule leads to the fine hall with its fabulous staircase. The principal reception rooms comprise an elegant 22ft dining room and a grand drawing room, both having high, ornate plastered ceilings. There is a flexible snug / study and a 24ft reception room with scope for a wide range of uses from a games room to a studio or gym. The kitchen has been fitted to a high specification with flagstone flooring and quartz worktops. It has a range of quality appliances and there is a walk-in pantry, a utility room, a laundry room and a light and airy breakfast room (all finished to the same exacting standard). The incredibly spacious cellars are the ideal home for anyone with an extensive wine collection or requiring useful ancillary space. Mirroring the large hallway, the generous first floor landing is a great feature of the house and opens off to six double bedrooms, as well as three refitted shower rooms and a contemporary family bathroom. The principal rooms on the ground and first floors overlook the stunning gardens. From the landing stairs go up to two attic rooms.

The private parking, for up to 8 vehicles in addition to the detached double garage, is a rare commodity for a house right in the town centre. The glorious south west facing gardens (the property extends to just over an acre), are extremely private with an attractive backdrop of mature trees. Immediately by the house there is a wide Indian sandstone sun terrace and a second circular terrace has been perfectly placed to capture the sun. The well stocked flower beds and borders are a gardener's dream. The size and tranquillity of this garden can easily make you forget that you have the added benefit of simply stepping out the front door and being within a stone's throw of the numerous amenities the town has to offer.

## SITUATION

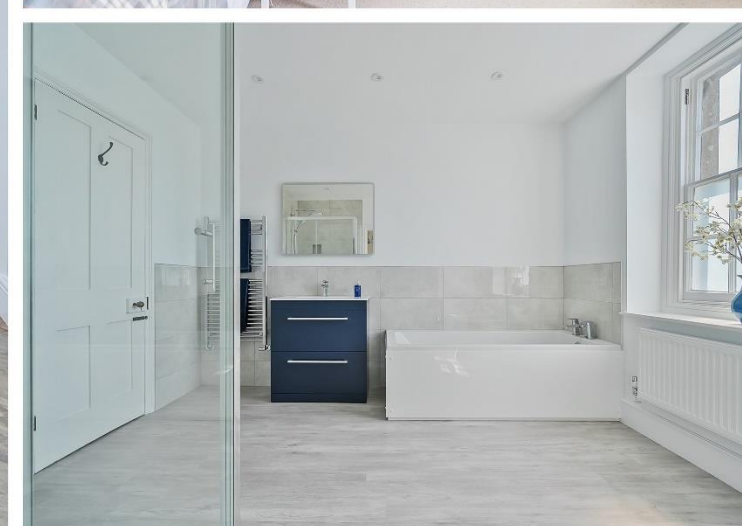
This outstanding character home is located in the very heart of the town, set back from the road on the fabulous Long Street, which has a splendid selection of period and Listed homes. The property itself sits within a short distance of the Market Place and the renovated Hillworth Park. A historic market town, Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, and Marlborough are all within a 30 mile radius and there are good road links to London and the West Country via the M4/A303. There are some excellent schools in the vicinity including Dauntsey's School, St Augustine's and Marlborough College.

## PROPERTY INFORMATION

Services: All mains services are connected with 2 gas fired boilers. Tenure: Freehold. Local Authority: Wiltshire Council. Tax Band G. Grade II Listed and in a Conservation Area.







# Long Street, Devizes, SN10

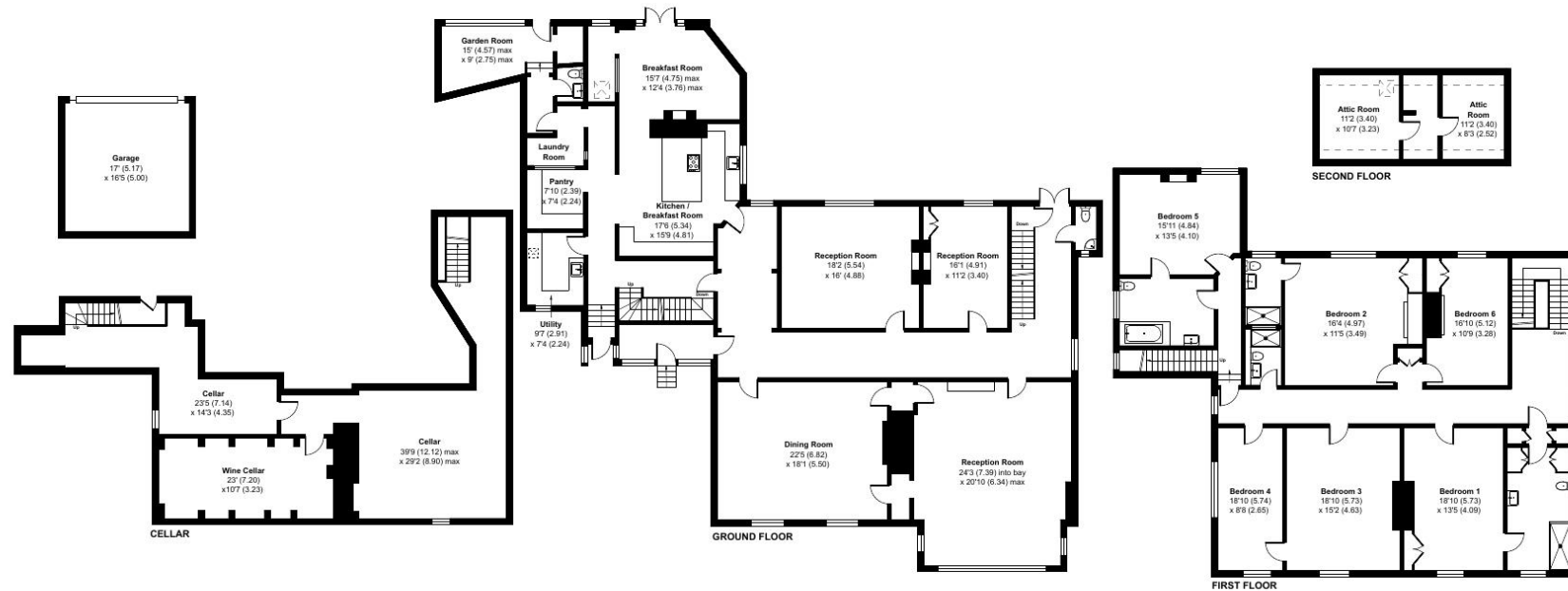
Approximate Area = 6849 sq ft / 636.2 sq m

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

Garage = 278 sq ft / 25.8 sq m

Total = 7191 sq ft / 667.9 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). © ntxhcom 2025. Produced for Strakers. REF: 1294302

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