



📍 Broadleas Lodge Hartmoor Road, Devizes, SN10 5HQ

🏠 Guide Price £475,000

An absolutely charming three bedroom Lodge sitting in a generous plot close to Devizes town centre.

- Delightful & Unique Period Home
- No Onward Chain
- Secluded Plot of 0.23 Acre
- Three Double Bedrooms
- Contemporary Ground Floor Bathroom
- Modern Kitchen & Utility Area
- Two Reception Rooms
- Wealth of Character Features
- Parking for 4 Vehicles
- Walking Distance of Town

🏡 Freehold

🏠 EPC Rating E



This is a delightful former lodge to Broadleas House set in nearly 1/4 an acre, and conveniently located with walking distance of the historic market place and the popular Hillworth Park.

This enchanting detached period home is believed to date back to Victorian times and enjoys a number of character features including a veranda with stone framing, ornate decorative fireplaces and a charming bread oven. The well laid out accommodation is flexible depending on the ratio of bedrooms to reception rooms required. From the covered veranda, you enter into a bay fronted sitting room with an inviting log burner set in an exposed brick surround. Wooden panelled doors lead off to a dining room with a former bread oven and useful understairs storage, and stairs up to the first floor. There is a small utility room and a dual aspect modern fitted kitchen which has a built-in oven, 4 ring gas hob and space for further appliances. Completing the ground floor are two more rooms that could be utilised as bedrooms or receptions alongside a contemporary family bathroom with a shower over the bath, tiled flooring and walls and heated towel rail/radiator. On the first floor there are two good sized double bedrooms overlooking the gardens.

Outside, a generous gravelled driveway provided plenty of off road parking alongside an old garage. The established and very private gardens surround the house with a secluded side patio sun terrace, level lawns, sheds and mature shrubs and trees. An early viewing is recommended to appreciate the position of this one-off home and its charming features.

#### **Situation**

The property is set in a popular and leafy residential area on the much favoured south side of the town, within easy walking distance of shops, schools and Hillworth Park. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, various supermarkets, a variety of shops, a theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

#### **Property Information**

Council Tax: Band D

Services: All mains services are connected at the property.

Broadband type is available here :  
<https://www.openreach.com/fibre-checker>

Broadband coverage is available here :  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



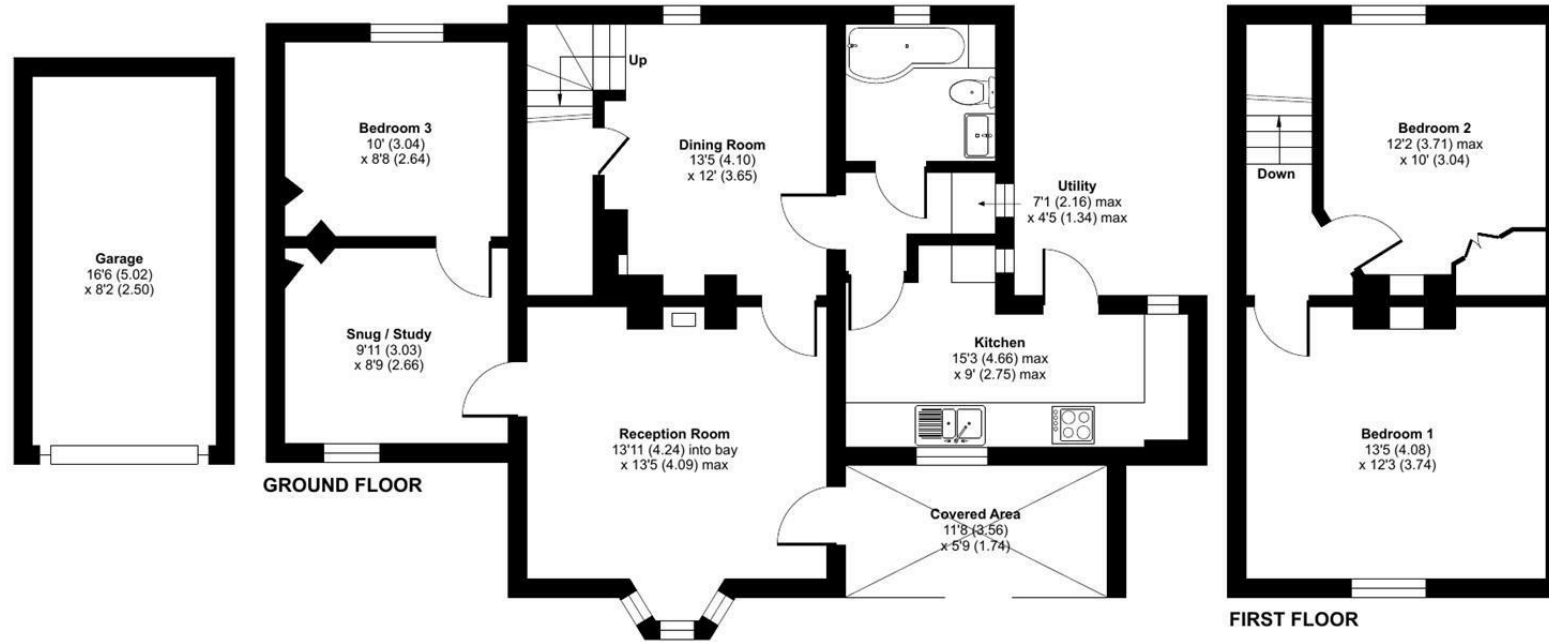
# Broadleas Lodge, Hartmoor Road, Devizes, SN10

Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1189 sq ft / 110.4 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). © ntechcom 2025. Produced for Strakers. REF: 1372092

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