# Poulshot
## Wiltshire

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# HIGHER GREEN FARM POULSHOT DEVIZES WILTSHIRE SN10 1RW

A beautifully presented Georgian farmhouse with 17th century origins overlooking the village green

- Exceptional Grade II Listed Farmhouse
- Charming 2 Bedroom Self-Contained Annexe
- Ideal Multi-Generational House
- Beautifully Positioned Overlooking The Village Green
- Outside Office/Studio With Shower Room
- Impressively Spacious & Flexible Layout
- 4 Bedrooms & Plentiful Bathrooms/Shower Rooms
- Up To 6 Reception Rooms
- Private Gardens & Paddocks
- Ample Parking
- Outbuildings, 2 Stables & Hay Store

**Guide Price £1.45m**

**DESCRIPTION**

A most handsome period farmhouse and additional self-contained annexe, wonderfully positioned with fabulous views on to the village green in the highly sought after Wiltshire village of Poulshot. Set in 1.34 acres, this splendid character family home enjoys private Mediterranean style gardens, alongside three small paddocks to the rear, outbuildings and ample driveway parking.

Internally, a welcoming hallway with LVT stone effect flooring, leads off to two gorgeous reception rooms- a sitting room with Inglenook fireplace and log burner, and the snug with feature bar area and carved stone fireplace with inset storage. A stunning bespoke kitchen/breakfast room has granite worktops and quality appliances and is open plan into a dual aspect family room/dining room with twin French doors to the garden and a further log burner. An inner hall has doors to a utility room, separate boot room ideal for coats and wellies and a shower room. Completing the ground floor is a light and airy study that links through to the self contained single storey annexe- 'Lavender Cottage' (which could be separated from the main house and used as an Air BnB. This space is ideal for any families looking for multi-generational living, or for anyone with mobility issues. The annexe is beautifully finished and currently adapted for wheelchair access with a flexible layout. There are two bedrooms, a wet room, additional shower room and an impressive open plan kitchen/dining/living area with vaulted ceiling. French doors open onto a level patio sun terrace and lawned front garden. Back in the main house, there are four first floor bedrooms, all with fitted storage, combined with a luxurious family bathroom, and a modern shower room and bathroom.

Outside, there is a detached office / studio with a shower room, that could also be turned into accommodation or an Air BnB opportunity. A large driveway provides parking for up to 7 cars with gates opening into the private south facing garden that has been beautifully landscaped with a number of seating areas set around a majestic willow tree. Extending out beyond the garden are three paddocks alongside a hay barn, 2 stables and tack room.

**SITUATION**

The property occupies a very pleasant rural setting in one of the area's most popular villages. There is a large central Green as well as a friendly public house called 'The Raven,' an ancient church St Peter's, a village hall where several village clubs and groups meet. There is a Village Trust and a delightful farm shop. A network of public footpaths is on the doorstep providing good walking in the area and 'the green gardens' is a tranquil wooded area and clearing just set off the green that is open to the village. The historic market town of Devizes is located close by and 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 major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury. There are some excellent schools in the vicinity including Dauntsey's School, St Augustine's and Marlborough College.

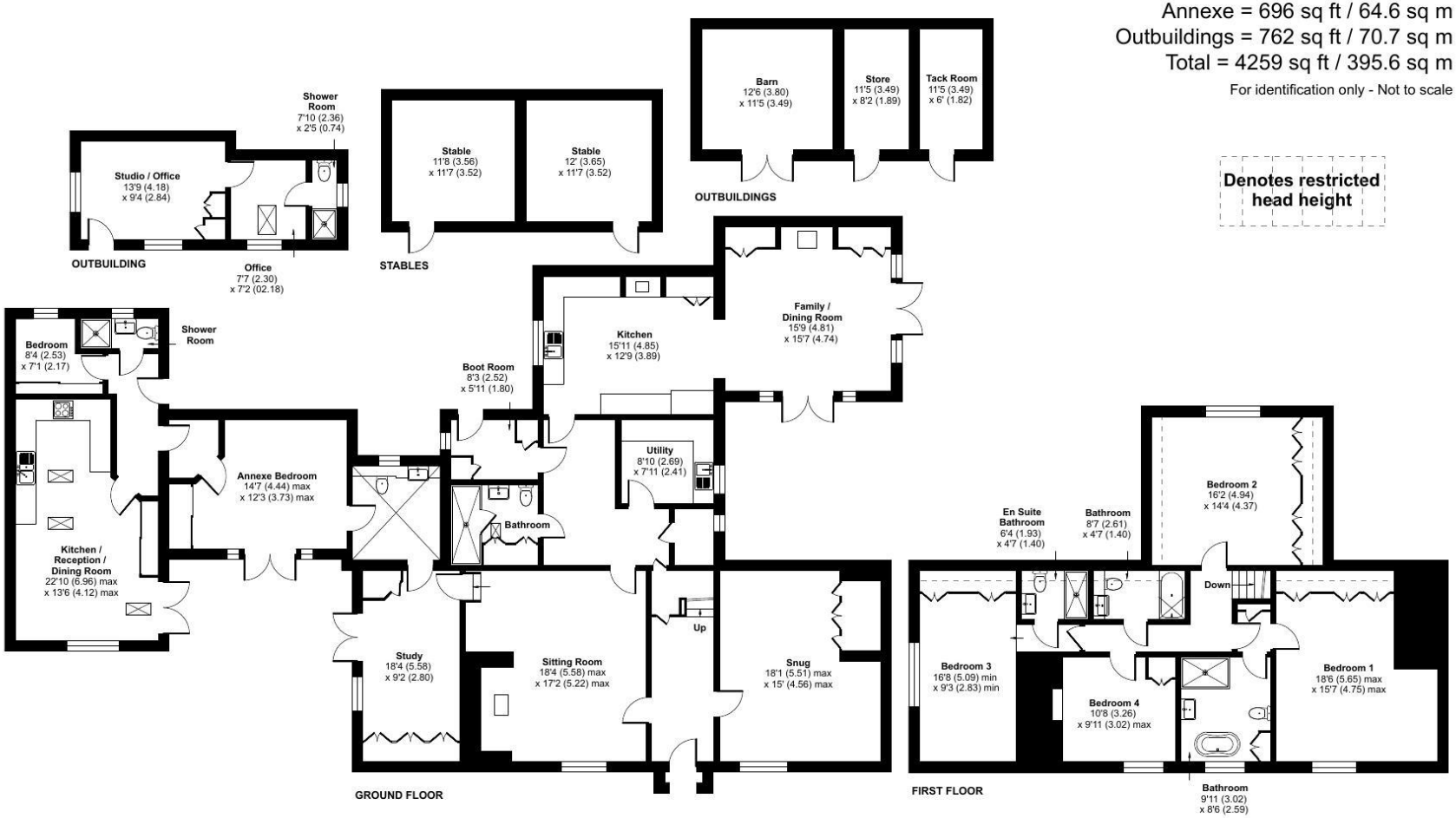
**PROPERTY INFORMATION**

Services: Mains water, drainage and electricity are all connected. Oil fired central heating. Tenure: Freehold. Local Authority: Wiltshire Council. Tax Band: Main house= F and A for annexe). Grade II Listed and in a Conservation Area.

YOU ARE MY SUNSHINE,
MY ONLY SUNSHINE, YOU
MAKE ME HAPPY WHEN SKIES
ARE GREY. YOU'LL NEVER
KNOW DEAR, HOW MUCH I
LOVE YOU, PLEASE DON'T
TAKE MY SUNSHINE AWAY

# Poulshot Road, Poulshot, Devizes, SN10

Approximate Area = 2742 sq ft / 254.7 sq m
Limited Use Area(s) = 59 sq ft / 5.4 sq m
Annexe = 696 sq ft / 64.6 sq m
Outbuildings = 762 sq ft / 70.7 sq m
Total = 4259 sq ft / 395.6 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: 1526743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