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Butts Farm The Butts, Potterne, Devizes, Wiltshire, SN10 5LR

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Butts Farm The Butts, Potterne, Devizes, Wiltshire, SN10 5LR

Guide Price £800,000

An exceptional period home in excellent order throughout, with period charm and approximately 2400sqft of accommodation.

- Impressive Late Georgian Family Home
- Extended To Rear (2398sqft including 2 cellars)
- 4 Double Bedrooms
- 3 Delightful Reception Rooms
- Family Bathroom & En Suite Shower Room
- Stylish Refitted Kitchen
- Barn Style Double Carport
- Ample Parking
- Countryside Views To Side
- Well Maintained Gardens

Freehold

EPC Rating D









An incredibly handsome double fronted Georgian farmhouse set between the village of Potterne and the market town of Devizes, with splendid accommodation, countryside views, ample parking and an oak framed double carport.

The property offers a wealth of living space with 4 double bedrooms in addition to the 3 charming reception rooms and 2 very useful cellars. In all over 2300sqft of beautifully presented characterful accommodation.

As you enter the hall, there is a lovely dining room to the left hand side with scope for an open fire, whilst off to the right is a flexible snug/family room with an attractive working cast iron open fireplace. A rear extension has enlarged both the kitchen and main sitting room. The dual aspect sitting room has 3 Velux skylights alongside French doors that lead out to the garden, plus a feature exposed brick wall, wooden panelling, a log burner and steps down to the cellar. A further door opens into a cloakroom and utility cupboard. The family orientated kitchen has limestone flooring with under floor heating, a central island/breakfast bar with oak worktop, integrated appliances and a 'Rangemaster' oven. On the first floor, there are 2 lofts and a landing window with far reaching views. The 4 double bedrooms are complemented by an en suite shower room and a modern family bathroom.

Outside, a gravelled driveway sweeps round to the double carport and a generous timber garden store (scope to turn into an office). The private west facing front garden has rose bushes and established plants. The main garden has an extended Indian sandstone sun terrace with steps up to a lawn flanked by silver birch trees with an further patio in the top corner. Apple and pear espalier fruit trees accompany a fig tree and climbing roses, a greenhouse, composting area, a wood shed and raised vegetable beds.

Situation
Local village amenities are easily accessible on foot which includes a popular village pub, a church, a village hall, playing fields, and a convenience shop. The nearest town is Devizes which has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town where there is a Leisure Centre with pool, schooling for all ages, a theatre, a museum and a thriving weekly market.

The major centres of Bath, Swindon and Salisbury, together with the country towns of Trowbridge, Chippenham and Marlborough are all within a 25 mile radius. Communications in the area are excellent with main line rail services to London Paddington from Chippenham, Pewsey and Westbury and to London Waterloo from Andover. The M4 to the north and the M3/A303 to the south provide fast road access to London, Bristol and the West Country along with Heathrow, Gatwick and Bristol Airports.

Property Information
Services: Mains water, drainage and electricity are all connected. Oil fired central heating (new oil boiler installed in 2021). Underfloor heating to Kitchen.
Council Tax: Band F



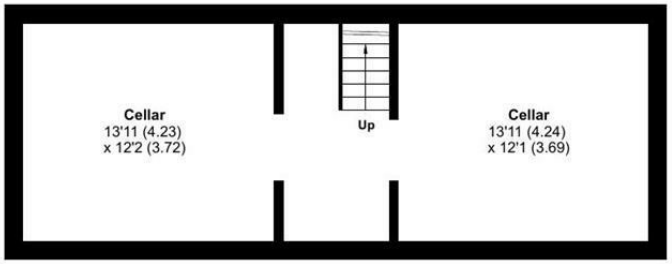




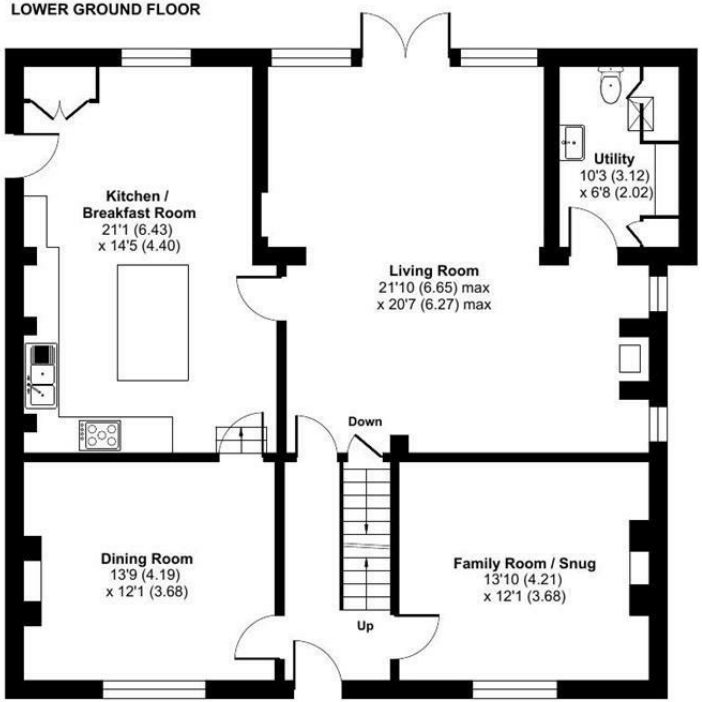
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Approximate Area = 2398 sq ft / 222.7 sq m

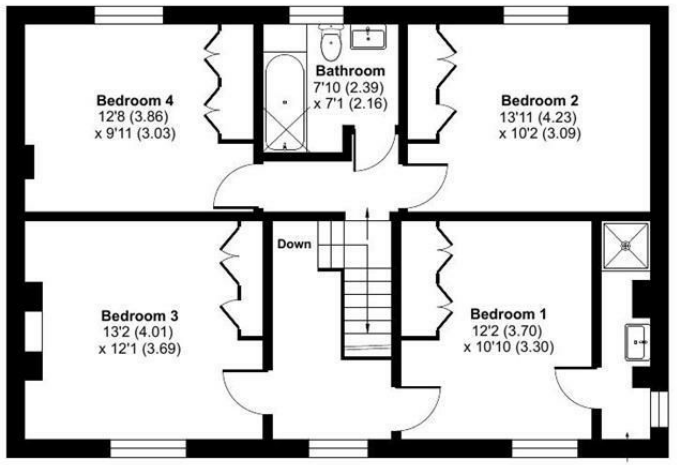
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

En Suite
12' (3.67)
x 3'1 (0.93)

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