



strakers

📍 Rose House, 19 Andover Road, Chirton, Devizes, Wiltshire, SN10 3QL

In branch | Online | On the move
strakers.co.uk

📍 Rose House, 19 Andover Road, Chirton, Devizes, Wiltshire, SN10 3QL

🏠 Guide Price £750,000

An exclusive collection of four beautifully crafted new homes in the heart of a peaceful Wiltshire Village, surrounded by open countryside.

- Individually Designed, 4 Bedroom, Detached Family Home
- Beautiful Countryside Setting with Far-Reaching Views
- Designed & Built by Calibre Homes
- Premium Specification Throughout
- Energy Efficient Home with Air Source Heat Pump & Solar Panels
- Expected EPC Rating: A
- Stunning Open-Plan Kitchen & Dining Space
- Westerly Facing Garden with Indian Sandstone Patio
- Double Garage, EV Charging Point & Private Driveway
- Exclusive Development of Just Four Homes

🏡 Freehold

🏠 EPC Rating



'Rose House' Plot 4 is an exceptional four-bedroom detached home, thoughtfully designed by Calibre Homes to combine elegant modern living with the charm and tranquility of its countryside surroundings. Carefully planned to maximise light, space, and functionality, the home offers beautifully balanced accommodation ideal for both modern family life and entertaining.

A welcoming entrance hall leads through to the impressive open-plan kitchen and dining space, including double ovens, an induction hob, dishwasher, wine cooler, and full-height fridge and freezer. Large bifold doors create a seamless connection into the west-facing garden. A separate utility room provides additional storage and garden access, while the spacious sitting room offers a calm retreat. A versatile study/snug provides flexibility for home working or a playroom.

Upstairs, there are four generous double bedrooms, two with ensuite shower rooms and walk in wardrobes, along with a contemporary family bathroom.

Externally, the landscaped rear garden enjoys a sunny westerly aspect and includes an Indian sandstone terrace. The property also benefits from a double garage, private driveway parking, and an EV charging point. Built with sustainability in mind, Rose House incorporates an air source heat pump, solar panels, and high-performance insulation, contributing to an expected EPC rating of A.

Calibre Homes is an independent family-run developer specialising in thoughtfully designed luxury homes across Wiltshire and the surrounding areas. With a focus on quality craftsmanship, timeless design, and carefully considered layouts, every Calibre home is created to enhance modern living while remaining sympathetic to its surroundings.

Please enquire for other properties available on this exclusive development.

Situation

Chirton is a picturesque Pewsey Vale village within an Area of Outstanding Natural Beauty, five miles east of Devizes and fifteen miles west of Marlborough. Local amenities include a primary school, church, and a popular pub in nearby Marden. Planks Farmshop at Lydeway offers a café, gift shop, and farm store. Wider facilities are available in Devizes and Pewsey, including supermarkets, leisure centres, and excellent schools such as Dauntsey's, St Francis, and Marlborough College. Pewsey provides a mainline railway station with direct trains to London.

Property Information

Tenure: Freehold

Council Tax: TBC (new build)

EPC Rating: TBC

Services: Mains water, drainage, and electricity. Heating is via an air source heat pump with underfloor heating to the ground floor and radiators to the first floor. Solar panels installed.

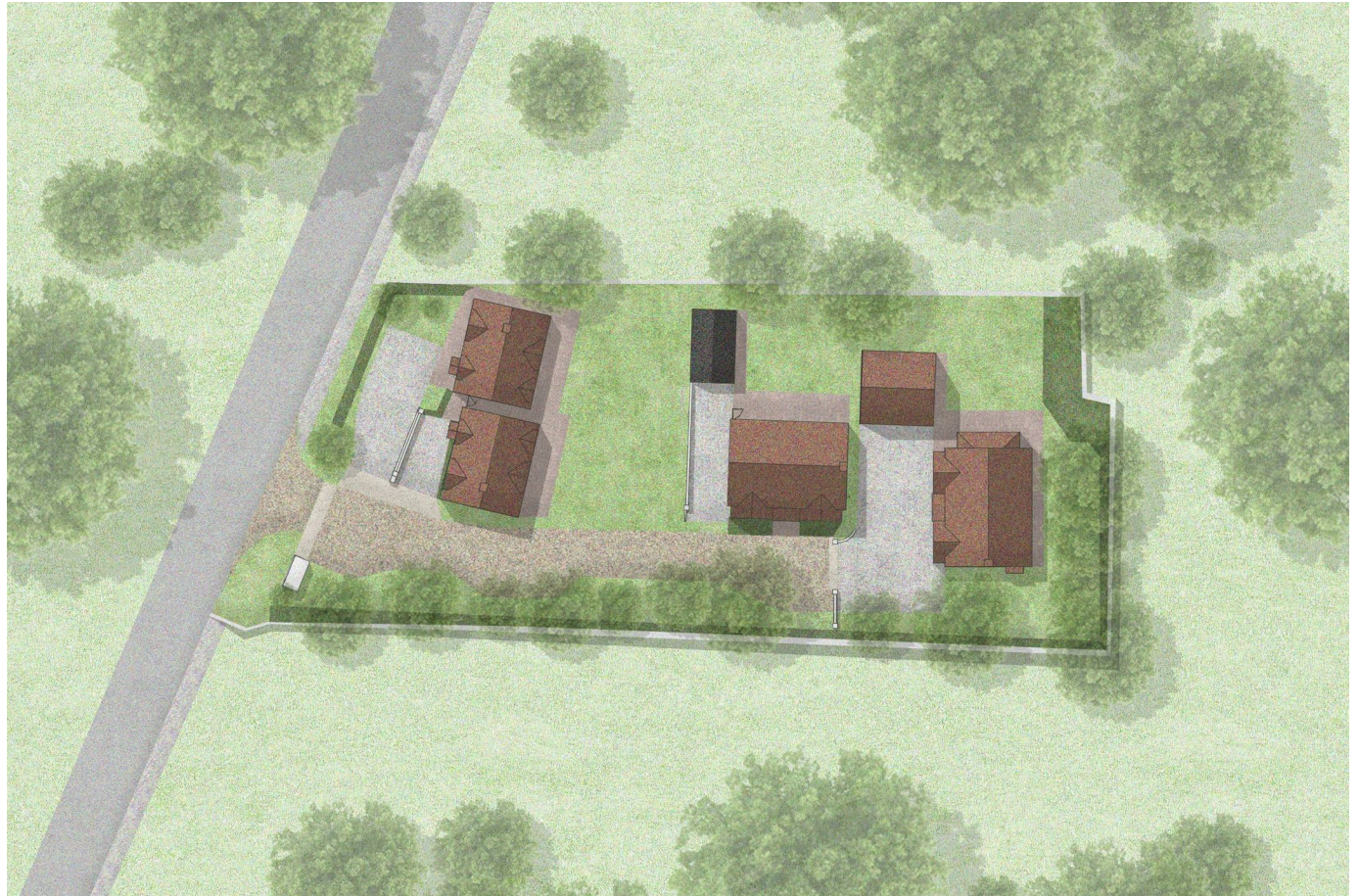
Broadband: Ultrafast fibre connection.

Warranty: 10-Year Structural Warranty provided by ICW.

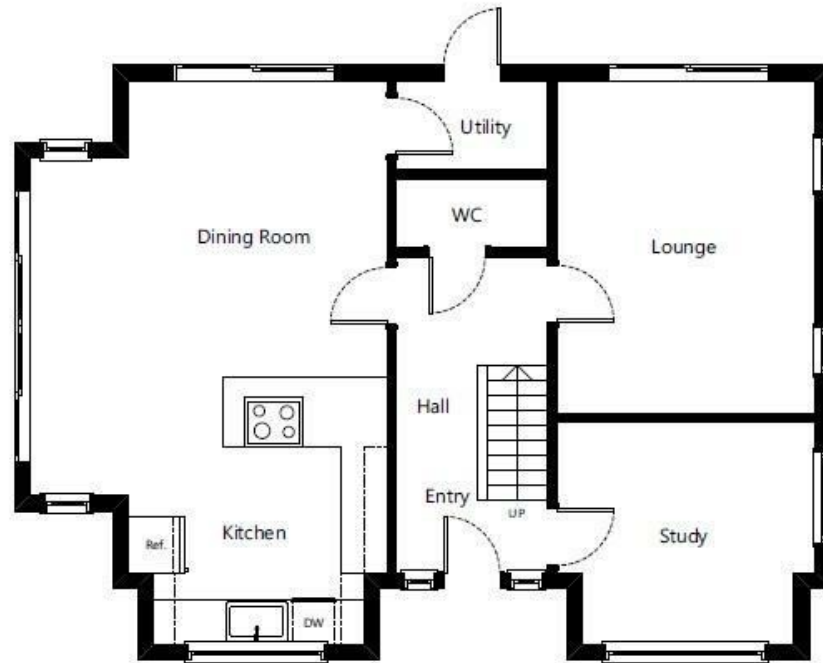
Completion: Expected Autumn 2026.

Agents Notes

All floor plan measurements are taken from architect's drawings and may vary slightly in the final build. CGI images are for illustrative purposes only. Photographs shown are of Chirton and surrounding areas, not direct views from the site. The specification was correct at the time of going to print but may be subject to change. The address shown may or may not be the final postal address.

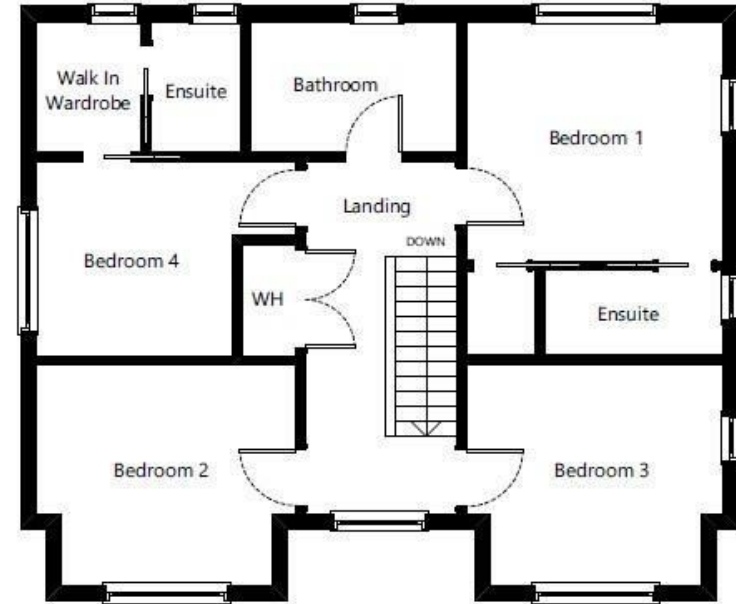


Rose House



Kitchen & Dining 3.7m x 7m
 Lounge 3.7m x 4.8m
 Study 3.7m x 3.2m
 Utility 2.2m x 1.3m
 WC 2.2m x 1m

*please note all room measurements are approximate



Bedroom One 3.7m x 3.4m
 Bedroom One Ensuite 2.6m x 1.2m
 Bedroom Two 3.7m x 3.2m
 Bedroom Three 3.7m x 3.2m
 Bedroom Four 2.8m x 2.7m
 Bedroom Four Ensuite 1.4m x 2m
 Bedroom Four Walk in Wardrobe 1.5m x 2m
 Bathroom 3m x 2m

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.