



📍 Sylvans Potterne Road, Devizes, SN10 5DF

🏠 Guide Price £575,000

A much-loved, individual and beautifully presented three double bedroom family home with fabulous gardens, situated in a highly sought-after location on the southern side of Devizes.

- 33ft Long Integral Tandem Garage
- 12 New Solar Panels & Battery Installed March 2026
- Excellent Reception Space
- 17ft Triple Aspect Sitting Room + Large Conservatory
- Stylish Refitted Kitchen & Shower Rooms
- Secluded Well Established Gardens
- Side & Rear Gated Access
- Parking For 4-5 Cars
- Easy Access To Town & Local Amenities
- NO ONWARD CHAIN

🏡 Freehold

📊 EPC Rating F



A most charming detached family home presented in excellent order throughout. 'Sylvans' enjoys a generous layout with ample reception space combined with 3 double bedrooms and private well maintained gardens.

Located on the south side of Devizes, this lovely home is just a stone's throw from the popular Hillworth Park and easy walking distance of the town and schools. The house is approached via wooden double gates open onto a large driveway that provides ample parking. Internally a spacious porch opens through to an entrance hall with a modern downstairs cloakroom. There is a light and airy triple aspect sitting room with sliding doors out the rear garden, and a separate formal dining room. The current owners have installed a stylish new kitchen with granite worktops, a breakfast bar and an electric AGA and 'Neff' induction hob. Completing the ground floor is a generous conservatory with door to fabulous spacious integral garage. On the first floor, there are three double bedrooms and a smart refitted shower room. The dual aspect main bedroom has ample storage through fitted wardrobes plus a shower room that could be enclosed to make a private en suite if preferred. The loft space is a great size with lots of potential for conversion to further accommodation (subject to building regs approval).

Outside, alongside the parking is a 33ft tandem length garage with light, power and a remote controlled electric door. The front garden has pergola and private patio seating area, sheds and mature trees and shrubs. A useful gated side access leads around to the level rear garden which is a delight. Nicely planted borders, a charming pond with fish, waterlilies and a water feature. There is a large shed and greenhouse plus a convenient rear gate that opens on to Broadleas Crescent.

Situation

Ideally positioned on the highly sought-after southern side of Devizes, the property is just a short stroll from the town centre, well-regarded local schools, and the ever-popular Hillworth Park. Devizes is a charming and historic market town, celebrated for its character and vibrant community spirit. It boasts an excellent selection of amenities, including a blend of independent retailers and recognised high street brands, several supermarkets, a leisure centre, theatre, and a thriving weekly market. The picturesque Kennet & Avon Canal winds through the town, offering delightful waterside walks, cycling routes, and opportunities for boating and fishing. The area is well served by highly regarded independent schools, notably Dauntsey's School, Marlborough College, and St Mary's Calne.

For those commuting, the property provides convenient access to the regional centres of Bath, Salisbury, Swindon, and Bristol. Junction 17 of the M4 motorway lies approximately 17 miles to the north, while the M3 motorway can be reached to the south via the A303. Mainline rail services to London Paddington are available from Pewsey, Chippenham, and Westbury, with additional services to London Waterloo departing from Andover.

Property Information

Council Tax: Band E

Full Fibre Broadband.

Services: Mains water, drainage and electricity are all connected at the property. Electric Fischer room heaters with individual programmers.

Please note that the current owners will be installing 12 solar panels and a 5.12 KWH storage battery in March 2026, which will be left for the new owners to enjoy and reap the financial benefits of. We are informed that this will also increase the EPC rating.



Potterne Road, Devizes, SN10

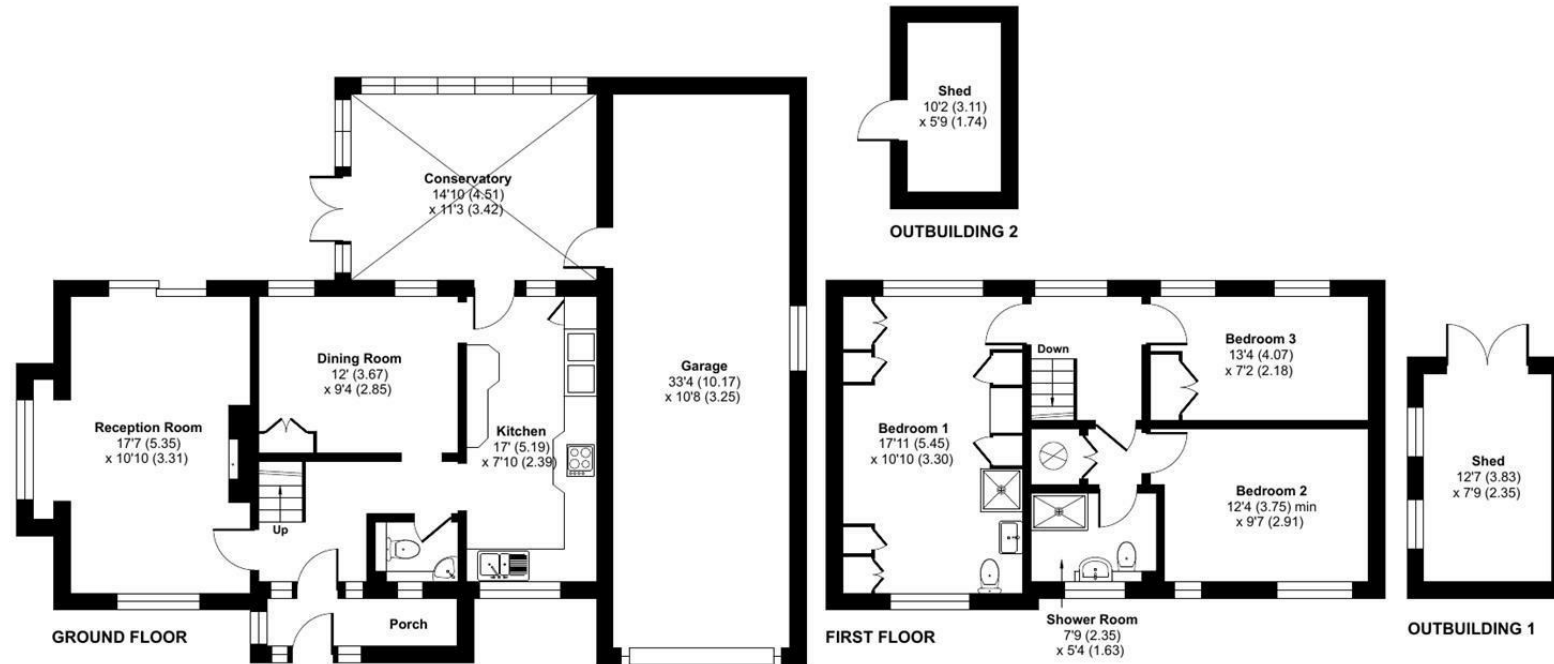
Approximate Area = 1353 sq ft / 125.6 sq m

Garage = 356 sq ft / 33 sq m

Outbuilding = 155 sq ft / 14.3 sq m

Total = 1863 sq ft / 172.9 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). © ntechcom 2026. Produced for Strakers. REF: 1419250

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