





📍 Walnut Tree House Orchard Close, Devizes, Wiltshire, SN10 5JU

🏠 Guide Price £650,000

A wonderfully light and airy 4 double bedroom detached family home set in a quiet tucked away position close to town.

- Beautifully Appointed Family Home
- 4 Double Bedrooms
- 2 Refitted Shower Rooms
- 2 Delightful Reception Rooms
- Stylish Refitted Kitchen/Breakfast Room
- Separate Utility & Cloakroom
- Double Garage & Ample Parking
- Mostly Walled Garden Approx. 0.24 Acre Plot
- Located on the Favoured South Side of Devizes
- Walking Distance of Town and Countryside

🏡 Freehold

🏠 EPC Rating D





A truly delightful individually family home built by highly respected builders Rendells in the 1970s, located in a prime residential close on the south side of Devizes, within easy walking distance of the town, schools and the lovely Drews Pond woods.

Well positioned and set behind 5 bar gates at the end of this popular cul-de-sac of bungalows, the property sits in established south facing gardens of approximately 1/4 acre. The garden is extremely private and mostly walled, with flower borders, lawns and patio sun terraces to the front and rear. There is an integral double garage with an electric door, light and power and a store room to the rear, and there is parking on the driveway for at least 6 cars. A charming 'former apple store' detached brick outbuilding with brick paved flooring, offers good potential for the next owners to convert to an office or studio (subject to planning).

Internally, a large welcoming entrance hall with wood effect flooring and refitted downstairs cloakroom, opens off to a light and airy kitchen that has been updated with a range of contemporary wall and base units, and granite effect worktops. It is well equipped with a 5 ring gas hob, a double oven and an integrated fridge, and has a glass panelled door into a useful utility room. The lovely reception rooms are made up of a separate dining room with pocket sliding doors into a generous sitting room with large bay window recess and a 'Minster' style stone fireplace with inset gas fire. Both of these rooms are dual aspect. Set off the first floor landing are four spacious double bedrooms, all with large picture windows and built-in storage cupboards. The main bedroom is substantial and also has a walk-in wardrobe into the eaves. The current owner has installed two stylish contemporary shower rooms, and a separate WC.

#### **Situation**

Walnut Tree House is found at the end of Orchard Close, which is an established small and exclusive close, peacefully situated yet still within level walking distance of the town centre and a wide variety of amenities that Devizes offers which include a shopping centre, leisure centre with indoor swimming pool, schooling for all age groups, a number of supermarkets, shops, a small theatre, museum and a thriving weekly market. The major centres of Bath, Salisbury, Marlborough, Chippenham and Swindon are all within a twenty five mile radius.

#### **Property Information**

Council Tax: G

Services: All mains services are connected at the house. New gas boiler November 2021, and serviced in March 2025.





## Orchard Close, Devizes, SN10

Approximate Area = 1985 sq ft / 184.4 sq m

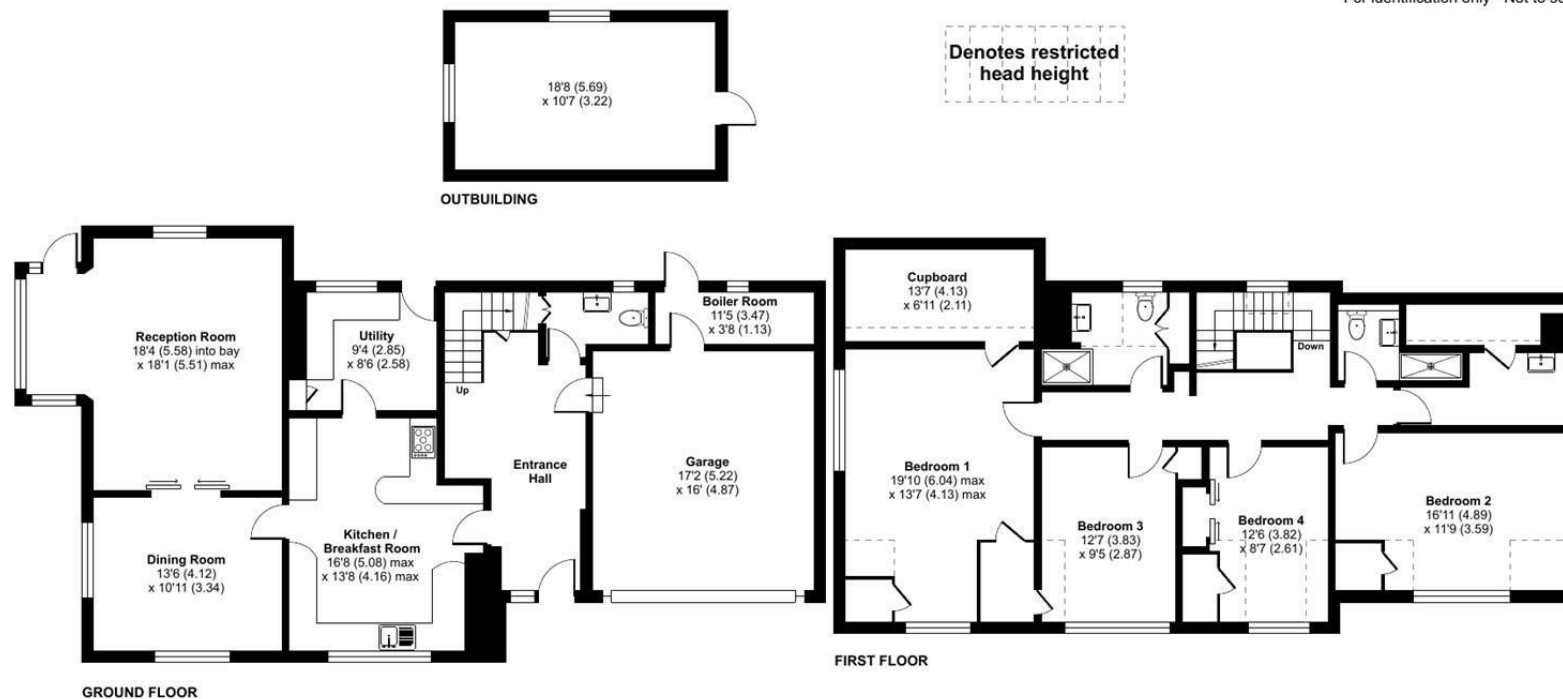
Limited Use Area(s) = 242 sq ft / 22.4 sq m

Garage = 272 sq ft / 25.2 sq m

Outbuilding = 197 sq ft / 18.3 sq m

Total = 2696 sq ft / 250.3 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). © nitchecom 2025. Produced for Strakers. REF: 1328927

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