



📍 Barley House, 1a Bunnies Lane, Rowde, Wiltshire, SN10 2QB

🏠 Guide Price £840,000

A handsome and individually designed four double-bedroom modern home extending to approximately 2,000 sqft, situated in this highly sought-after Wiltshire village.

- Stunning Modern Home Built in 2020 By Calibre Homes
- Approaching 2000sqft
- High Specification Finish
- Underfloor Heating To Ground Floor
- 4 Double Bedrooms
- 35ft Long Kitchen / Dining / Family Room
- 2 Stylish En Suites & Luxurious Family Bathroom
- Double Garage & Electric Gated Driveway
- Large Plot Of 0.28 Acre

🏡 Freehold

🏠 EPC Rating B



An exceptional, one-of-a-kind contemporary home, finished to an outstanding specification and occupying a generous plot of approximately one-third of an acre, situated in the desirable village of Rowde.

Built by well respected local developers Calibre Homes in 2020, 'Barley House' is a superb standalone property with an electric gated entrance opening on to a large driveway with parking for 5 cars. Inside, the excellent finish includes underfloor heating to the ground floor, oak internal doors, luxurious bathrooms and a bespoke kitchen with a range of quality integrated appliances. A welcoming entrance hall with downstairs WC, leads off to a triple aspect sitting room with a feature open fireplace and fitted bookshelves, and a most impressive 35ft open plan kitchen/dining/family room. This is the ideal eating and entertaining space, with a central island/breakfast bar and pantry cupboard at one end and bi folding doors at the other end opening out to the garden. A separate utility room has a door into the integral double garage with light and power.

On the first floor, set off the long landing are four lovely double bedrooms and a beautiful family bathroom with a roll top bath and double width shower. Both the main bedroom and guest bedroom have stylish en suites, with the principal bedroom also enjoying a walk-in dressing room.

Outside, the property enjoys sizeable gardens on three sides, featuring extensive lawns and a generous decked sun terrace with adjoining patio. Mature hedging surrounds the gardens, providing a good degree of privacy and creating an attractive setting for outdoor entertaining and family enjoyment.

Situation

Barley House is located in the centre of the village, just a stone's throw from the various amenities and with lovely countryside walks on the doorstep, perfect for dog walking. Rowde is a popular Wiltshire village which boasts a primary school, a newly opened village store, the excellent George & Dragon public house/restaurant, a Church and the popular 'Rowdey Cow' cafe. It lies about 2 miles from the historic market town of 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. Bowood manor house and golf course, plus the National Trust village of Lacock are both only a 10 minute drive away. You can also be on the beach on the south coast at Christchurch and Bournemouth in around 90 minutes. Popular attractions at Stonehenge and Avebury stones for the solstice are easily reached within 30 minutes.

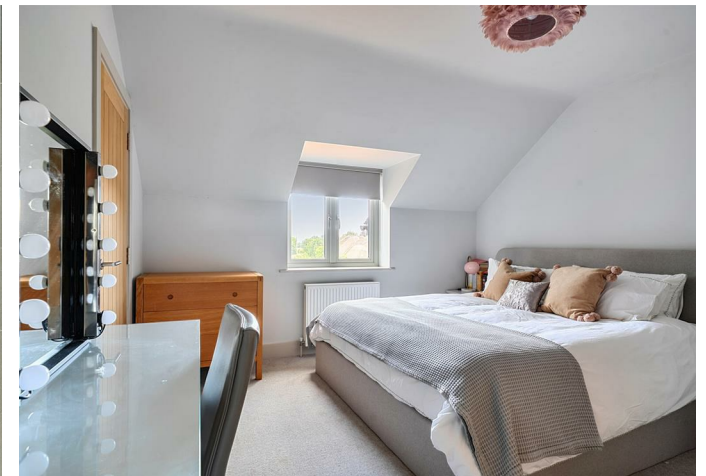
The major centres of Bath (a scenic 40 minutes away by car), Swindon and Salisbury, together with the towns of Marlborough and Chippenham are all within a 25 mile radius. Communications in the area are excellent with main line rail services to London Paddington from Chippenham, Pewsey and Westbury and 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: All mains services are connected at the property including gas fired central heating.

Underfloor heating to the ground floor (radiators to 1st floor).

Council Tax: Band G



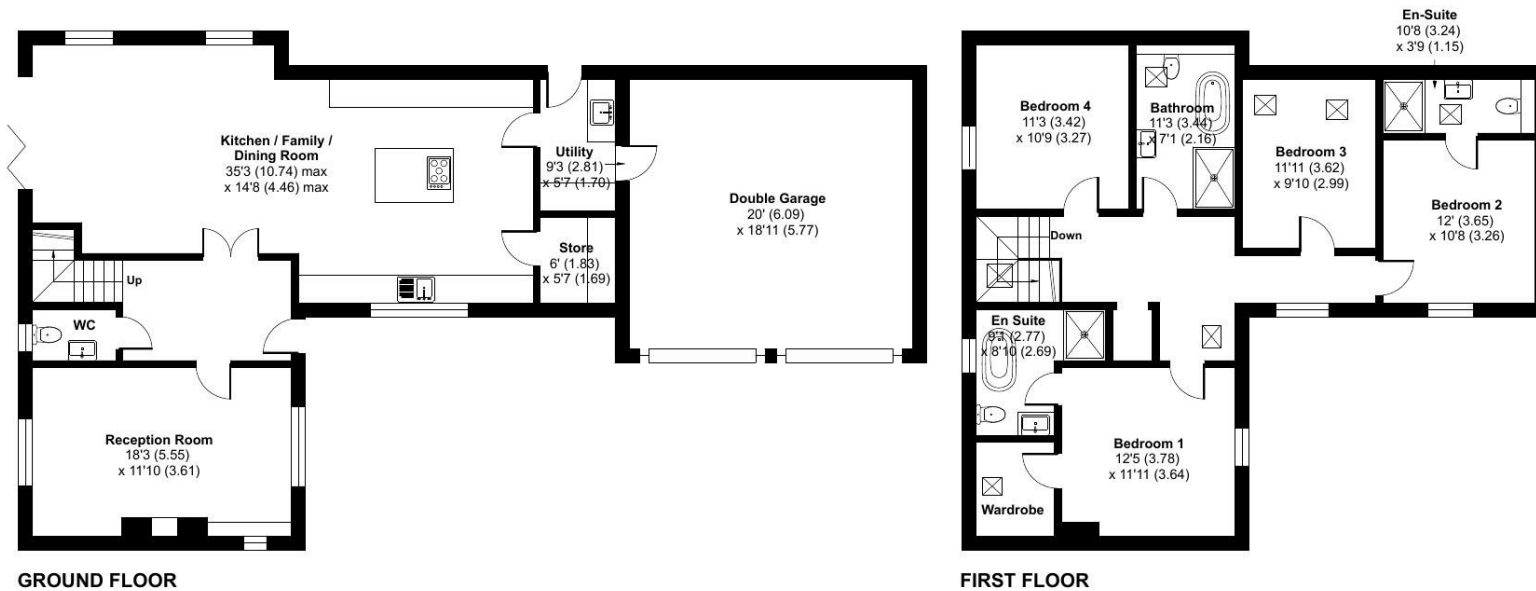
Bunnies Lane, Rowde, Devizes, SN10

Approximate Area = 1943 sq ft / 180.5 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 2321 sq ft / 215.6 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). © nitchecom 2026. Produced for Strakers. REF: 1464810

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