

ST SWITHUN'S, WOODLAND ROAD, DEVIZES, SN10

Winkworth



## ST SWITHUN'S, PATNEY, DEVIZES, SN10

**A beautifully converted, 12th Century church rebuilt in the 19th Century to create a historic and unusual home. Two bedrooms, two bathrooms, sitting room, kitchen, gardens, off street parking.**

This delightful country church has been converted into an unusual but surprisingly cosy home. Full of interesting and historic artifacts, the history of the building shines through into the modern home features such as underfloor heating. Constructed of malmstone with limestone render under a clay tiled roof, the property retains the bell tower, constructed with a weather boarded square base, an octagonal louvered stage and lead covered spirelet. This was fully renovated 3 years ago by the current owner, along with extensive renovations to the roof. The windows are all refoiled lancets - two pairs in each wall of the nave and chancel and triplets in the east and west gable walls. Facing east is a beautiful 19th century stained glass window with a second one by Kempe gracing the bathroom.

The raised sitting room area is accessed through the grand chancel arch and has a large, stone surround fire place positioned centrally on the north wall. The large dining area provides ample entertaining space and sits under the impressive wooden vaulted ceiling, with access to the terrace via the enormous sash windows which open to the floor.

Many of the Ecclesiastical furnishings remain including a listed Jacobean Pulpit crafted from oak, a Crusader font thought to date back to the 13th Century and an ancient piscine. Various monuments are still preserved on the walls and there is an extensive reference to the church in the Pevsner Architectural Guide. Sitting above the living space on a large mezzanine is one of the double bedrooms, graced either side by ample wardrobes. The second double bedroom is below this and has an ensuite bathroom. A further family bathroom and separate WC are next door and the kitchen sits at the back, overlooking the gardens to the rear. From here is a private terrace area with scope for a possible extension to the kitchen (subject to planning).

The churchyard itself has been transformed into a pretty country garden with trees and borders. There is a terrace area on the western side with access to the crypt and a further terrace area on the northern side overlooking the lawn. The important headstones remain at the eastern end of the garden and include a tomb belonging to the founding Crusader which is separately listed Grade II. A church has sat on this site since the 12th Century when it is thought to have belonged to the prior and monks of St Swithun's, Winchester. In the 19th Century the church was largely rebuilt to a design by architect Henry Weaver in a 13th Century Gothic style and incorporating many elements of the medieval predecessor.

The property is ideal for a couple or single person wanting a weekend retreat or a comfortable country home.

## LOCATION

St Swithun's Church is located at the end of a small, no through lane in the village of Patney in the Vale of Pewsey, under the northern edge of Salisbury Plain. The village lies approximately 5 miles south east of the town of Devizes, an old market town which offers a good range of shopping, eating and drinking facilities as well as an excellent weekly market. Transport links are found at Pewsey (approx 7 miles) - London Paddington services (approx 56 minutes). Access to the M4 motorway is via Chippenham (west bound) or Hungerford (east bound).

## SERVICES

EPC Exempt due to listing  
Wiltshire Council Tax Band E

Oil fired central heating  
Mains Drainage  
Underfloor heating

Broadband - Standard - 13 Mbps (Ofcom.org)  
Mobile - Limited inside (3 main providers), Likely outside - Ofcom.org.

## DIRECTIONS

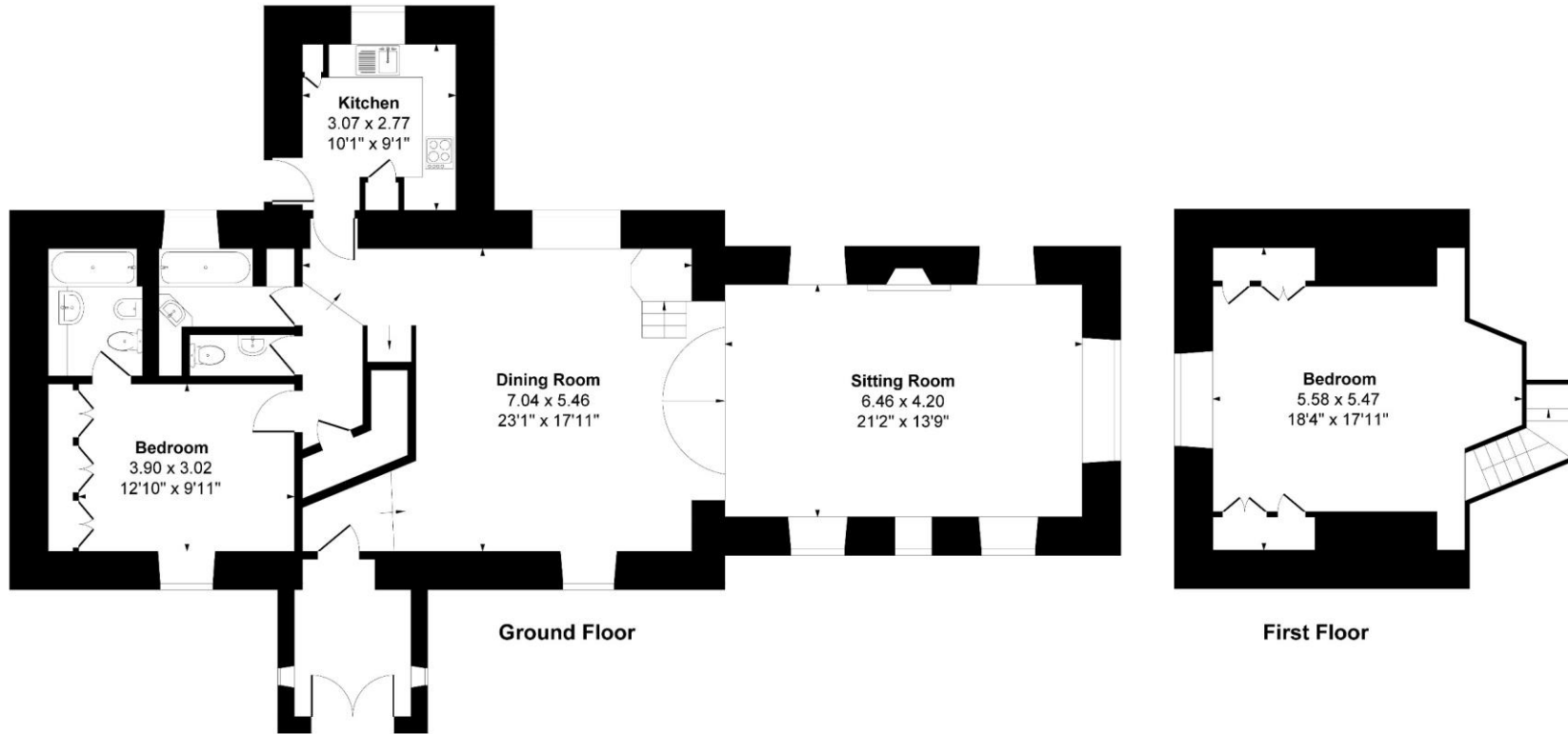
From Devizes take the A342 towards Andover and Rushall. After approximately 4 miles, take the left hand turn signed to Chirton. Go through the village of Chirton and continue on into Patney. As you reach the centre of the village by the Green, take the left hand turn up the no-through road and the property will be found on the right hand side.

<https://what3words.com/string.districts.lime>



**St Swithuns, Woodland Road, Patney,  
Devizes, SN10 3QZ**

Approximate Gross Internal Area  
Main House = 137 sq m (1472 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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