



WHISTLEY ROAD, DEVIZES, WILTSHIRE, SN10 £595,000 FREEHOLD

Winkworth



## 39 WHISTLEY ROAD, POTTERNE, DEVIZES, WILTSHIRE, SN10 5QY

Number 39 is a pretty village property sitting on a quiet country lane within two miles of Devizes. The house has been thoughtfully updated by the current owners over several years and boasts a well-maintained interior, featuring high-quality finishes and modern appliances throughout.

On the ground floor there are two spacious reception rooms and a fantastic eat in kitchen with bi folding windows. The kitchen and living room open out onto the garden. Moving upstairs, there is plenty of accommodation including the principle ensuite bedroom, four further double bedrooms and the family bathroom. Furthermore, there is a very large west facing garden and plenty of parking.

### AT A GLANCE

#### Ground Floor:

- Kitchen/Dining Room
- Living Room
- Study
- Utility Room
- Downstairs Loo

#### First Floor:

- Principal Bedroom with ensuite bathroom
- Two Double Bedrooms
- Family Bathroom

#### Second Floor

- Two Double Bedrooms

#### Outside:

- Off Street Parking
- Large Garden

#### SERVICES:

- Mains electricity, water and drainage
- Oil fired central heating
- EPC Rating: Band D
- Council Tax Band: F





## LOCATION

Potterne is a popular village with an excellent village shop and post office, public house, cricket club and a number of local amenities including the church and a primary school (campus in Worton). There is lovely walking and riding nearby.

The pretty market town of Devizes, less than two miles away, offers a wide range of shopping and leisure facilities as well as an impressive Thursday produce and antiques market. There are Sainsburys and Marks and Spencer Food stores, a newly refurbished cinema, sports clubs and library. There is also, a vibrant annual timetable of festivals and carnivals locally.

The historic cities of Bath and Salisbury are within twenty miles. The M3 and M4 are both easily accessible and there are good main line rail connections from Chippenham and Pewsey (Paddington just over an hour) and a good bus service from close to the house covering a wide area.

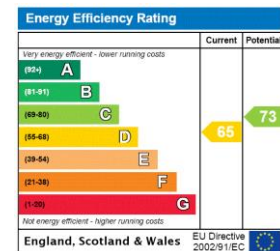
The house is less than 4 miles from Dauntseys, the Devizes and Market Lavington Schools and within thirty minutes from Marlborough College and St Margaret's and St Mary's Calne.





Total floor area 196.6 m<sup>2</sup> (2,117 sq.ft.) approx

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