



CASTLE GROUNDS, WILTSHIRE, SN10
GUIDE PRICE £950,000 FREEHOLD

Winkworth



CASTLE GROUNDS HOUSE DEVIZES, WILTSHIRE, SN10 1HL

A HANDSOME FAMILY HOME IN A UNIQUE LOCATION CLOSE TO THE MARKET PLACE IN DEVIZES, SET WITHIN THE HISTORIC CASTLE GROUNDS

AT A GLANCE

Entrance hall, study/sitting room, drawing room, dining room, kitchen, utility room, conservatory, cellars, downstairs shower room, cloakroom/downstairs WC, master bedroom with ensuite bathroom, two further big double bedrooms one with basin, further double bedroom with ensuite, single bedroom/office, family bathroom.

Outside: Double carport, split driveway with parking for 5-6 cars, garden, outside seating area, views to the rear down the valley to Potterne.

Services: gas fired central heating and hot water, mains drains/sewage, PV panels with battery storage (fitted 2024)

EPC Band D

Wiltshire Council Tax Band G

Superfast broadband available (72mbps) (ultra-fast due soon)
Excellent mobile coverage inside and out.

The property is not listed and not in a conservation area.

Agents Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that the vendor of this property is a director of Winkworth.



THE PROPERTY

This imposing family home is a stone's throw from Devizes Market Place in a quiet, private location within the Castle Grounds.

Situated at the end of a private road next to Devizes Castle in a unique position overlooking the moat gardens, this handsome and imposing house is a wonderful family home. Just a 3-minute walk to the Market Place, the location is perfect for those who want the amenities on their doorstep yet enjoy far reaching views down the valley to Potterne from the bedrooms. With no passing traffic it's also very quiet. High ceilings, well proportioned, square rooms and period features abound in this beautiful home which comes to the market for the first time in over 20 years.

A recently added, magnificent, bespoke front door with restored fan light leads into a porch area and on into a grand hallway with staircase up, featuring an original mahogany handrail. On the left is a large study/sitting room with open fire and French windows out into the conservatory (in need of some renovation) and large bay to the front looking down the Castle moat. Behind this is an elegant drawing room with another open fire and more French windows to the conservatory. There is a long lobby/cloakroom which leads to a downstairs WC, a large shower room/WC and to the rear of the property, overlooking the gardens through another set of French windows is the spacious kitchen/breakfast room with Everhot cooker and a range of Smallbone cupboards and granite work surfaces. Beyond this is a utility/boot room with further kitchen units, sink, Worcester boiler and back door.

The dining room is elegant and big enough to entertain 12 seated, with a big bay window looking across the garden and another looking down the Castle Moat. There is also a fireplace with stone mantel and log burner. Beneath the house is a very large cellar with wine racks.

Upstairs, the master bedroom is lit by two large windows and has an ensuite bathroom with fitted wardrobes, airing cupboard and central bath. There are three further double bedrooms with fireplaces, the third with an ensuite bathroom. The fifth bedroom is currently used as an office and is a small double/large single. There is a further family bathroom with bath.

Outside is a charming garden laid to lawn with mature beds and trees around. A gravelled outside seating area is to one end next to the newly built wood and brick double car port. Further seating and bed areas can be found to the rear of the property with views down the valley.

The driveway can accommodate 5-6 cars and is split, going two ways around the garden. Please note the neighbour beyond has access down one side of the driveway.

Since purchasing the property in 2015, the current owners have put in a new boiler and hot water system, added the PV panels and battery storage (fully owned), leaded the study bay window roof, completely refurbished the flat roof above the porch and downstairs WC, carried out repairs to the roof box gully, insulated and replastered the porch and rebuilt the garage.



LOCATION:

Devizes is a vibrant and popular market town with lots of independent shopping, pubs, restaurants and cafes to enjoy. There is a full calendar of events in the town including literary, beer, food and music festivals. There is also a fabulous produce market every Thursday. Food shopping options include Sainsburys, M&S Foodhall, Morrisons and Lidl. There is a leisure centre with pool and a number of private gyms in the town. Transport links via bus to Chippenham station (25 mins by car) or Pewsey station (20 mins) with London Paddington approx 70 minutes.

For dog walkers there are numerous lovely walks a short distance from the town centre at Drews Pond, Jubilee Fields, the canal, Hartmoor and Roundway Down.

Local schools include Dauntseys, Marlborough College, St Mary's Calne in the secondary private sector or Devizes School or Lavington School in the state sector. There are many good local primary schools in the town. There are good bus links provided by the schools from the Market Place.

DIRECTIONS:

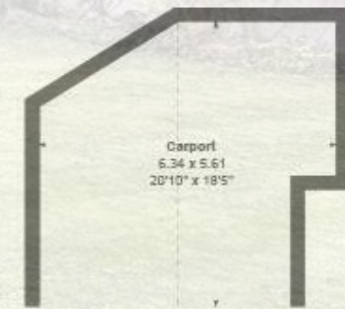
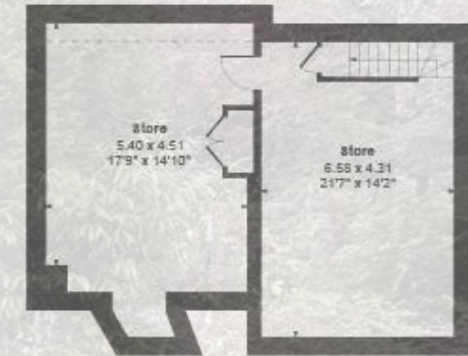
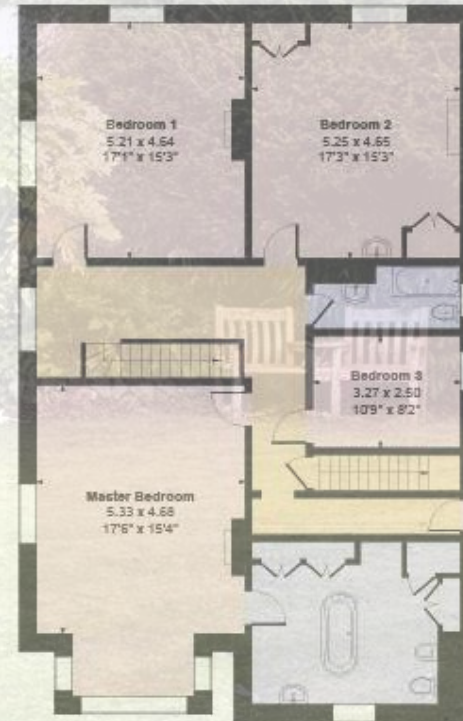
From Devizes Market Place head south towards the Town Hall. Take the private road to the right just after The Silk Mercer Wetherspoon pub, flanked either side by large planters. Drive between the black metal pillars and up to the Castle Gates, then right following the lane alongside the Castle walls to the end. Castle Grounds House is the red brick house at the end of the lane, straight ahead.





Castle Grounds House, Devizes, SN10 1HL

Approximate Gross Internal Area
Main House = 436 sq m (4882 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	76

England, Scotland & Wales EU Directive 2002/91/EC

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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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Winkworth