



PATNEY ROAD, DEVIZES, SN10
£230,000 FREEHOLD

Winkworth



24 PATNEY ROAD, DEVIZES, SN10

Situated in the popular village of Chirton this charming cottage has undergone a complete refurbishment with new roof, windows, wiring and electric heating system. A gravelled driveway to the side provides parking for two cars and behind is a multi-level, private garden.

Newly updated this charming cottage is now a modern and bright home, the current owners having made the very best of the space. The roof has been done, it's been completely rewired and had new windows.

The front door leads straight into a sitting room with new log burner and plenty of space for furniture. Through a brick archway is the fully fitted, modern kitchen with breakfast bar and there is a rear, stable style door to the terrace and garden behind. Upstairs is a very large shower room and laundry room and a good sized double bedroom with two sets of built in wardrobes.

Outside there is a terrace seating area with steps leading up to another level where there is an ornamental pond, and then up again to a good sized lawned area with fruit trees. The garden is lovely and private, being surrounded by mature hedging.

The cottage is a perfect first time buy for a couple being completely ready to move into with no updating required.

AT A GLANCE

- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Large Double Bedroom
- Gravelled parking for two cars
- Multi-Level Garden

Heating is by modern electric heaters controllable from your phone. Hot water for the kitchen and bathroom basin via hot water tank. Shower is electric on demand.

Mains Drains

EPC Band E

Wiltshire Council Tax Band B

Broadband: BT Fibre 2 - 74 mb average speed

Property is in a Conservation Area and there are TPOs on some of the trees.

Expired Plans for an extension are available.

There is a shared right of way with number 22

White goods available by separate negotiation.

LOCATION

Chirton village lies on the southern edge of the Vale of Pewsey approximately 5 miles south-east of Devizes. There is a thriving CofE Primary school in the village and a good community. The town of Devizes provides everything you could need in terms of amenities, including a range of supermarkets, leisure centre, private gyms, cinema (due to reopen late 2024), weekly produce market (every Thursday) and lots of good pubs and restaurants.

Walking in the area is extensive with easy access to Salisbury Plain and the Pewsey Vale footpaths.

Transport links are also good with access to the M3 via Andover and the M4 via Chippenham. Nearest train station is at Pewsey (approx 15 mins drive - London Paddington in 56 mins).

The area is also good for schools with Chirton Primary in the village, Woodborough, Urchfont and Rushall in the primary sector and Devizes and Lavington in the senior sector. For private sector schools there is St Francis in Pewsey, St Margaret's in Calne and St Mary's Calne and Marlborough College for senior places.



DIRECTIONS

From Devizes Market Place, head out of the town going south past the Town Hall and up Long Street. At the mini roundabout turn left and head towards the Green. Take the second exit off the first roundabout onto the A342 following signs to Andover. Continue along this road for approx 3 miles then take the left hand turn signed to Chirton. Drive into and through the village, through the S bends past the church and onto Patney Road. The cottage will be found on the right hand side on the road. Parking is to the side on the gravel.

