



COXHILL LANE, DEVIZES, WILTSHIRE, SN10
GUIDE PRICE: £825,000

Winkworth



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Built in the 1830's this is a spacious and light, family home with three doubles and one single bedroom with a fifth room and bathroom on the second floor. Family bathroom and separate wet room. Good sized garden laid to lawn, large private driveway, separate studio room in garden.

Tucked away on a no through road in the popular village of Potterne, this handsome period home is spacious and light. Wooden floors, plantation shutters, open fires are just some of the lovely features.

From the entrance hall, the sitting room is to the left and features an open fireplace with imposing surround and mantel. Large enough for the most exuberant of sofas this is a great entertaining room. Across the hall is a large dining room with wooden floor and bay window overlooking the garden, and the kitchen sits behind through an archway. At the far end of the house is a fabulous study fully lined with well thought out shelving and a cloakroom with shower and WC behind. Upstairs on the first floor are three double bedrooms plus a single room. The principle bedroom has a basin and walk in wardrobe. A modern wet room and separate bathroom complete this floor.

Up again and you find yourself in a large, converted attic room with some lower beams but wonderful for younger members of the family or possibly a hobby space. Another spacious bathroom is tucked in at the back.

Outside, there is a large area of lawn on an incline with a garage inset into the bank and a fabulous art studio above. Filled with light this is a wonderful space to inspire your creative juices! To one side of this is a terrace area for entertaining and below a large driveway and further lawns. The garden is surrounded by lovely mature trees.



AT A GLANCE

Glass entrance lobby
 Inner entrance hall
 Sitting Room
 Dining Room
 Study
 Kitchen/utility room
 Downstairs Shower/WC
First floor

Three double bedrooms
 Single Bedroom
 Wet Room
 Bathroom

Second Floor

Attic bedroom
 Bathroom

Outside

Large, gated driveway
 Gardens laid to lawn with mature trees
 Single Garage and Studio

LOCATION

This lovely village house is within easy distance of schooling for all ages including several primaries, Dautsey's and Lavington School. Within walking distance is a village shop and Post Office, church, village hall and public house. Carry on up the lane for Potterne woods with walking all the way up into Devizes and to the village cricket club.

Two miles north is the pretty market town of Devizes with a good range of shops, supermarkets, cafes and bars. There is a bustling weekly produce market, vibrant annual timetable of festivals and carnivals and plenty of opportunities for the artistic, musical, cerebral and sporty!

The beautiful cities of Bath and Salisbury are within an hours drive and there are stations at Pewsey and Chippenham, both within half an hour and going into Paddington in just over an hour.

SERVICES

Mains drains, sewage and water
Oil fired central heating
Wiltshire Council Tax Band G
EPC Band F
Broadband Standard and Superfast (80Mbps) available (Ofcom.org)
Mobile coverage Likely with EE, Limited with other three main providers (Ofcom.org)



Applecross, 12 Coxhill Lane Potterne, Devizes, SN10 5PH,

Approximate Gross Internal Area
 Total = 249 sq m (2676 sq ft)
 Main House = 217 sq m (2335 sq ft)
 Garage = 32 sq m (341 sq ft)



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
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Salisbury | 01722 443000 | salisbury@winkworth.co.uk

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