



Roundway, Devizes
Wiltshire, SN10



Beyond your expectations

Five Bedroom Detached House Wth Attractive Garden.

Hamptons International
20 High Street, Marlborough, Wiltshire, SN8 1AA
Sales. 01672 516256
marlborough@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining Room | Kitchen | Breakfast Room | Conservatory | Utility Room | Cloakroom | Master Bedroom with En suite Shower Room | Four Bedrooms | Family Bathroom | Attractive Garden | Detached Double Garage | Workshop/Shed | Ample Parking

Guide Price £675,000 Freehold

Description

A five bedroom detached family house with versatile accommodation, a well maintained garden, detached double garage, ample parking situated in a peaceful location on the edge of the bustling market town of Devizes. This family home was built for the current owners and offers excellent living space, with well proportioned bright and airy rooms. A generous entrance hall leads to all areas of the house, including a double aspect living room with feature marble fireplace, working gas fire and doors to a conservatory with lovely views and access to the garden. There is an impressive dining room, a well appointed kitchen with adjoining breakfast room which has a good range of cupboards, integrated appliances including an oven/grill, ceramic hob/extractor, dishwasher and fridge. A good sized utility room has space for washing machine and dryer, several storage cupboards and door to the side of the house, in addition there is a guest WC. Upstairs there are five bedrooms off a bright landing area, including a master bedroom with fitted wardrobes, tiled en suite bathroom with an enclosed power shower and eaves storage. Bedroom two has a selection of fitted wardrobes, and there is a family bathroom with over the bath power shower, airing cupboard and velux window.

Outside

The house is approached from a quiet lane to a spacious drive with parking for several cars and access to the extensive garden surrounding the house which extends to 0.58 acres in all. The well maintained garden is mainly

laid to lawn with well stocked mature borders and shrubs, several mature trees, vegetable garden, greenhouse and backs onto a field. A large patio/sun terrace adjoins the house at the back and is perfect for outside entertaining. There is a large double garage with electric up and over doors; additionally there is a spacious workshop/shed.

Location

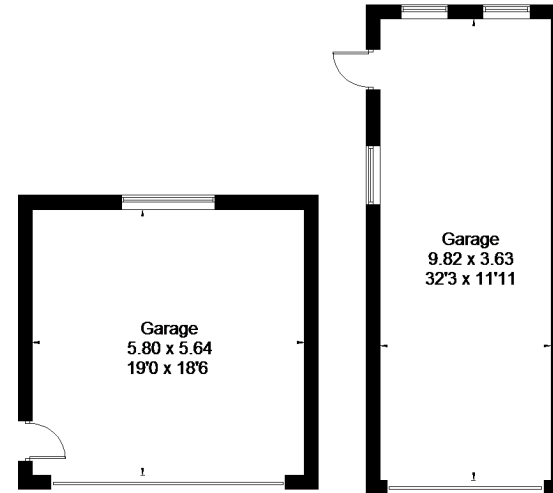
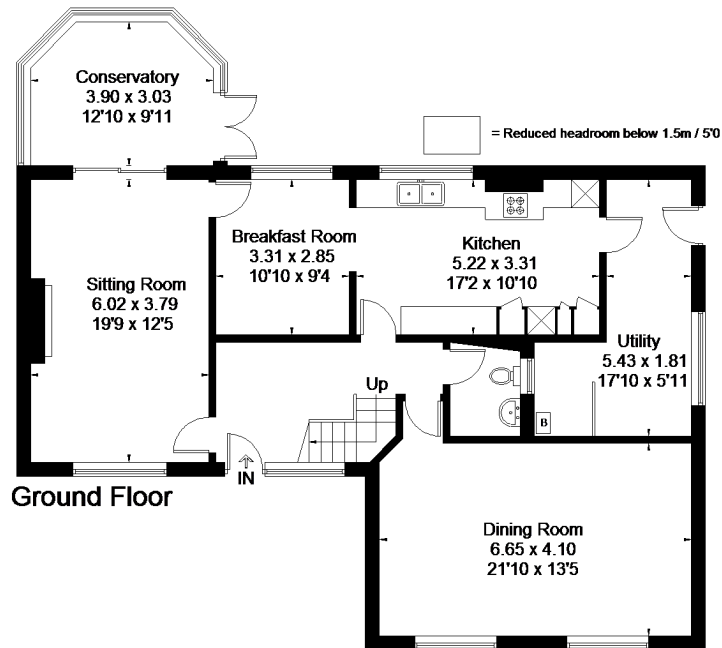
Roundway is a hamlet adjacent to the historic market town of Devizes which offers an excellent range of amenities; shops, restaurants, cinema, museum, leisure centre and well regarded schools, including Dauntsey's School, Marlborough College and St. Marys, Calne. Devizes lies on the western edge of the North Wessex Downs; the unspoilt nature of the surrounding countryside makes it ideal for walking. Junction 16 of the M4 is about 17 miles north with the M3 via the A303 south. Rail services to London Paddington (approx. 1 hour) from Chippenham Station, about 12 miles or Pewsey Station, about 12 miles also.



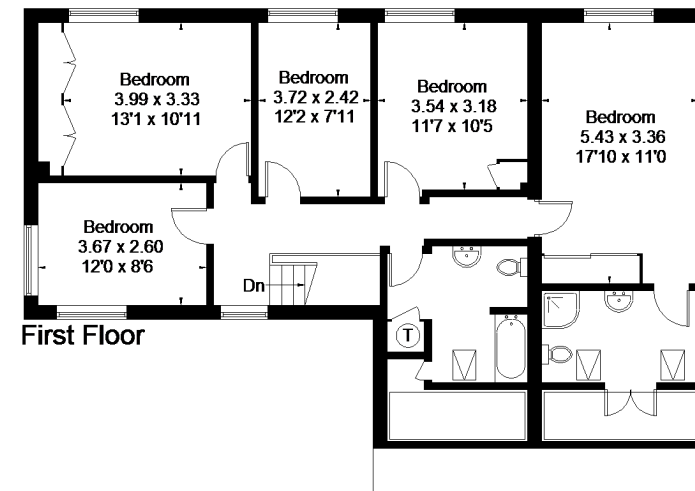
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Roundway, Devizes

Approximate Gross Internal Area = 225.2 sq m / 2424 sq ft
 Garage = 68.5 sq m / 737 sq ft
 Total = 293.7 sq m / 3161 sq ft



(Not Shown In Actual Location / Orientation)



FLOORPLANZ © 2016 0845 6344080 Ref: 170724

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

