

Sold



4 BEDROOM DETACHED HOUSE | BLACKBERRY LANE, POTTERNE, SN10 | OFFERS IN EXCESS OF £600,000

## DESCRIPTION

This incredible detached family home occupies a generous plot and was built by the highly regarded Qdos Homes in 2018 and has the remainder of the NHBC ten year warranty for peace of mind. Split over four floors, this home offers a quirky and individual design.

The beautifully presented and well-balanced accommodation comprises four double bedrooms (three with fitted wardrobes), ensuite facilities to the master, and a smartly appointed family bathroom on the first floor. Downstairs, a spacious reception hallway provides access to a large dual aspect sitting room with sunny bay window and wood burning stove, a generous dual aspect study / snug, and a wonderful kitchen / dining room which proves to be the heart of this home. The kitchen offers oak worktops and flooring, a central island, integrated appliances, and French doors leading out to one of the sunny patios, making this home perfect for alfresco dining and entertaining. The internal living space is completed with a useful utility room with access to the second patio, and a downstairs WC. Externally, large lawned gardens provide plenty of privacy with the two Indian sandstone sun terraces, providing ideal space to relax and socialise. A large driveway provides plenty of off-road parking and leads to a good sized barn-style open fronted garage.

All in all, a stunning home in a desirable village location and in immediate proximity to the countryside, including the picturesque Drews Pond.

Potterne is a highly desirable village and civil parish in the county of Wiltshire. The village is 2 miles (3.2 km) south of the historic market town of Devizes and lies on the A360 which links Devizes to Salisbury. The major city and town centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a 25 mile radius. The civil parish includes the hamlet of Potterne



Wick. There is evidence of occupation from the Mesolithic era with flint tools, including axe heads, being found from this period. An early Iron Age site, dating to between 700 BCE and 500 BCE, has been found close to Blackberry Lane, finding Roman remains including pottery and coins.

All within walking distance, the village has a shop with a Post Office, a village hall, a Youth Club, a well-established Cricket Club, a busy Church, a playing field and park, plus the delightful George & Dragon pub.

There is an OFSTED rated Outstanding preschool (Carer's Nest) on the same road, and the nearest primary school (Five Lanes CE VC Primary School) is in the nearby village of Worton, as well as the OFSTED rated Outstanding Holy Trinity CE Primary Academy nearby in Great Cheverell. Wiltshire Scouts have their Scout Centre, with six campgrounds, near Potterne Wick.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: E  
EPC Rating: B

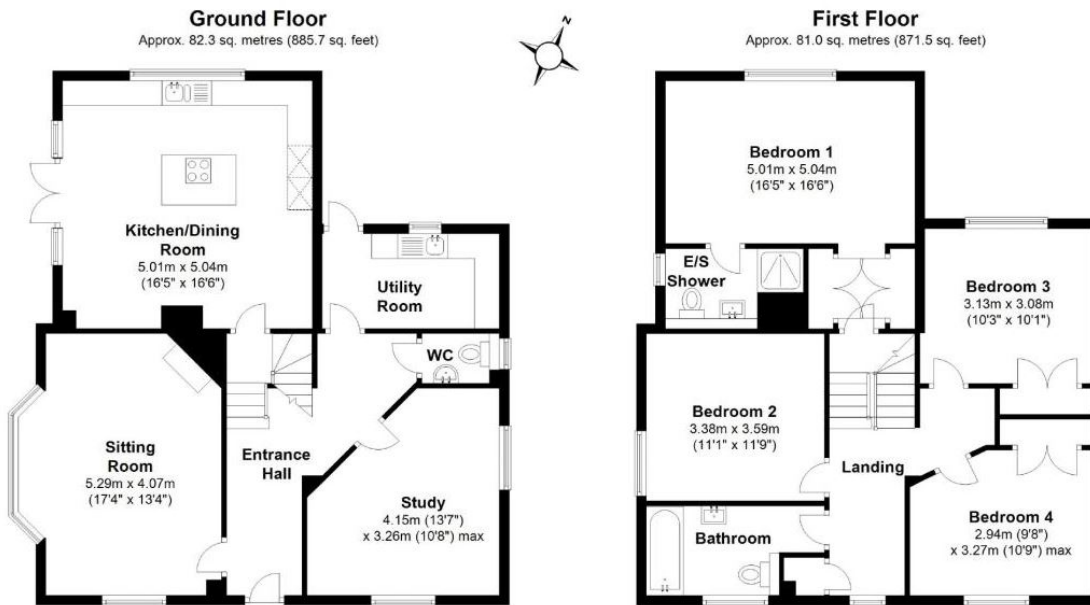
## KEY FEATURES

- Substantial detached family home
- Four double bedrooms, ensuite to Master
- Extensive private garden
- Separate utility room
- On the doorstep to open countryside
- Desirable village location
- Large contemporary kitchen / dining room
- Beautiful, light family bathroom
- Ample off road parking
- Barn style open fronted garage









Total area: approx. 163.3 sq. metres (1757.2 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

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