



5 BEDROOM DETACHED | VICTORIA PARK, GREAT CHEVERELL, SN10 | £775,000

DESCRIPTION

An immaculate and substantial four-bedroom detached family home with a stunning one-bedroom detached annex. This desirable property is well positioned at the end of a small cul-de-sac, backing on to mature woodland, open countryside and sure to impress any buyer.

Through the front door there is a large formal entrance hall providing access to a superb 20ft sitting room with double aspect, a second sitting room which could also be used as a large dining room, a stylish fitted kitchen/breakfast room with separate utility room and the rear hall. There is also a lovely shower room which is handy when returning from those countryside/woodland walks.

Upstairs and off the large landing there is an elegant family bathroom, four good-sized bedrooms, one of which has a contemporary style en-suite shower room. Every room in the house has beautiful woodland and countryside views, which will be a delight for any potential purchaser. There is also plenty of space in the loft which has been partially converted, with a games room and fantastic storage space with scope for further development if required.

To the front there is ample off-road parking leading to a garage also with plenty of scope for further development (Subject to planning) This in turn leads to a private rose garden guiding you to the front door and the detached annex.

Overlooking woodland there is a large private rear garden which is South facing and can be accessed from both sides of the house. Walking through there is plenty of space for growing your own produce, areas to entertain guests, greenhouse's and a large storage shed/workshop.

All in all, a fantastic family home that would be a joy for any growing family in a quiet beautiful location.

Annex

This one bedroom annex has a wonderful open plan living space that has been cleverly and tastefully



designed. There is a double bedroom with a large wet room and a private decked area overlooking woodland, ideal for morning coffee and alfresco dining.

Annex EPC: Please copy and paste:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0038-4926-7310-6971-0964>

The property is just under a mile from Great Cheverell, which is a sought after village with an excellent range of local facilities which include both nursery and primary schools, post office/general stores, church, garage and public house. The historic old market town of Devizes lies c. 5 miles north, with a more comprehensive range of facilities. Dauntsey's and Market Lavington schools are both a short drive away. There is a mainline railway station to London(Paddington) at nearby Westbury, 7.6 miles away.

Tenure: Freehold

Local Authority: Wiltshire Council

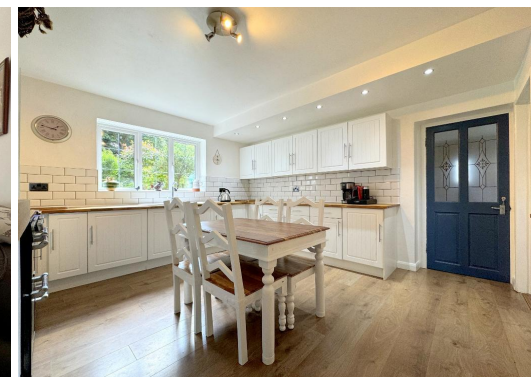
Council Tax Band: E

EPC Rating: House: D Annex: E

Oil fired central heating, mains drainage and electricity.

KEY FEATURES

- Impressive four bedroom detached home
- Beautiful setting
- Desirable kitchen & separate utility
- Large South facing garden
- Ample off road parking
- Stunning one bedroom annex
- Two sitting rooms
- Plenty of scope for further development
- Close to open countryside
- Garage







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 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.

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