



5 BEDROOM DETACHED | POULSHOT ROAD, POULSHOT, SN10 | GUIDE PRICE £900,000

DESCRIPTION

This incredible and immaculate five-bedroom detached family home has been beautifully converted, adapted and extended to create this fabulous country house. Walking through the front door you are greeted with a wonderful, light and spacious entrance hall providing access to a beautiful 19ft sitting room with French doors leading to the rear garden, another sitting / dining room again with French doors and double aspect, a highly desirable bespoke kitchen/breakfast room with integrated appliances, including double ovens, an induction hob within a beautiful island and feature glass fronted triple zone wine cooler. An ideal space for entertaining and proves to be the hub of this wonderful property. From the kitchen there is a cozy snug again with views of the rear garden and provides access to the utility room, home office, downstairs WC and a door leading to the spacious garage. Upstairs there is a fantastic dressing hall with large mirrors, providing plenty of light and leads to the 20 ft Master bedroom which has an outside balcony, enjoying stunning countryside views to the rear. There is also a walk-in wardrobe and a contemporary style bathroom with a separate shower and his and hers sinks. There are four more good sized bedrooms, two of which have en-suite shower rooms and a luxurious family bathroom with a sizable bath and shower. Outside and to the rear is a large, private rear garden with plenty of space to entertain guests and alfresco dining with these hot summer months to come. There is beautiful decking and a path leading to a wonderful patio area which gets plenty of sun and leads to the summerhouse/bar. Enjoy the countryside views of common land, trees, hills and beyond. To the front there is gated driveway access providing plenty of privacy and ample off-road parking. Side access can be found from both sides of the house and there is a dedicated, large caravan parking space with its very own electrical hookup. All in all, a highly desirable home in a prime location, surrounded by open countryside in a stunning village.



You could move in without having to lift a finger.

21 Poulshot is just a short walk from the bustling village pub and large village green and surrounded by stunning historic open countryside. The Avon and Kennet canal with its amazing Caen Hill flight of 29 Locks as not far away after passing the farm shop. There is also a good school and church. Well regarded schools can be found not far away, including Dautsey's, Marlborough College and St. Marys in Calne. The Wiltshire Market Town of Devizes is just 2.5 miles away, with its weekly market in the Georgian market square, bespoke shopping facilities, restaurants, cinema, museum, and many more excellent amenities. Devizes lies on the western edge of the North Wessex Downs; the unspoilt nature of the surrounding countryside makes it ideal for walking, riding, and other country pursuits. The A303 is around 15 miles to the south, with direct rail services to London Paddington (around 1 hour) and the South West from Chippenham, approximately 14 miles.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: F

EPC Rating: D

Mains electricity, drainage and water connected. Oil fired central heating.

KEY FEATURES

- Five bedroom detached country home
- Large sitting room with wood burner
- Separate dining room with double aspect
- Master bedroom with private balcony
- Large private garden with stunning views
- Highly desirable village location
- Bespoke fitted kitchen and snug
- Utility room, WC and home office

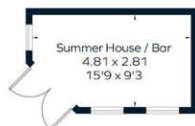
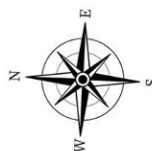


- Three en-suites and a family bathroom
- Gated access with ample off road parking



Floor Plan

Total floor area 262.0 sq (2820 sq ft) Approx including garage
Summerhouse / Bar 12.5 sq m (134 sq ft)



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk