



A TRANQUIL CORNER OF THE GREEN

Winkworth



MOAT HOUSE, 14 THE GREEN

POULSHOT, WILTSHIRE, SN10 1RT

Coming to the market for the first time in 43 years, this is an extremely stylish and substantial detached family home. It really is surrounded by a moat but it isn't full of water and there isn't a drawbridge!

Stylistically the house is very much of its time and was designed by the architect who first lived here. Clearly built to a high specification in probably the best position in the village as it looks south straight down The Green, it has been well cared for over the intervening years, the original teak woodwork and feature brickwork are crisply modern and balance the large windows and spacious rooms. The property sits peacefully in the middle of its own very private gardens. The current owners have added a spacious conservatory and there remains scope (subject to the usual consents) for further extension, maybe above the garages.

AT A GLANCE GROUND FLOOR

- Entrance porch
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Conservatory
- Utility room
- Boot room
- WC

FIRST FLOOR

- Three large bedrooms
- One single bedroom
- Family bathroom
- Family shower room

OUTSIDE

- Attached double garage
- Driveway with ample parking, very private, pretty and mature gardens around the house with lawns, herbaceous borders, paved terrace, greenhouse and wood store.



DEVIZES OFFICE

+44 (0)1380 729777 | devizes@winkworth.co.uk

SERVICES

- Oil fired central heating, solar roof panels, mains water, drainage and electricity
- Wiltshire Council
- Council Tax Band G
- EPC band F

LOCATION

Poulshot has a thriving community with a popular village pub, a pretty church, community wood, hall and a well stocked farm shop. At the heart of the village is The Green where cricket matches are fought and the Summer fete takes place. A labyrinth of footpaths lead to walks all around the beautiful countryside and of course, to the famous Kennet and Avon Canal. The village is set three miles away from the market town of Devizes which supplies most everyday needs with several supermarkets, a wide variety of shops and restaurants, a cinema, theatre, museum and leisure centre. There is also a thriving weekly produce and antiques market. The major cities of Salisbury, Bath, Bristol are all less than an hour away with wide range of cultural venues, boutiques and eateries.

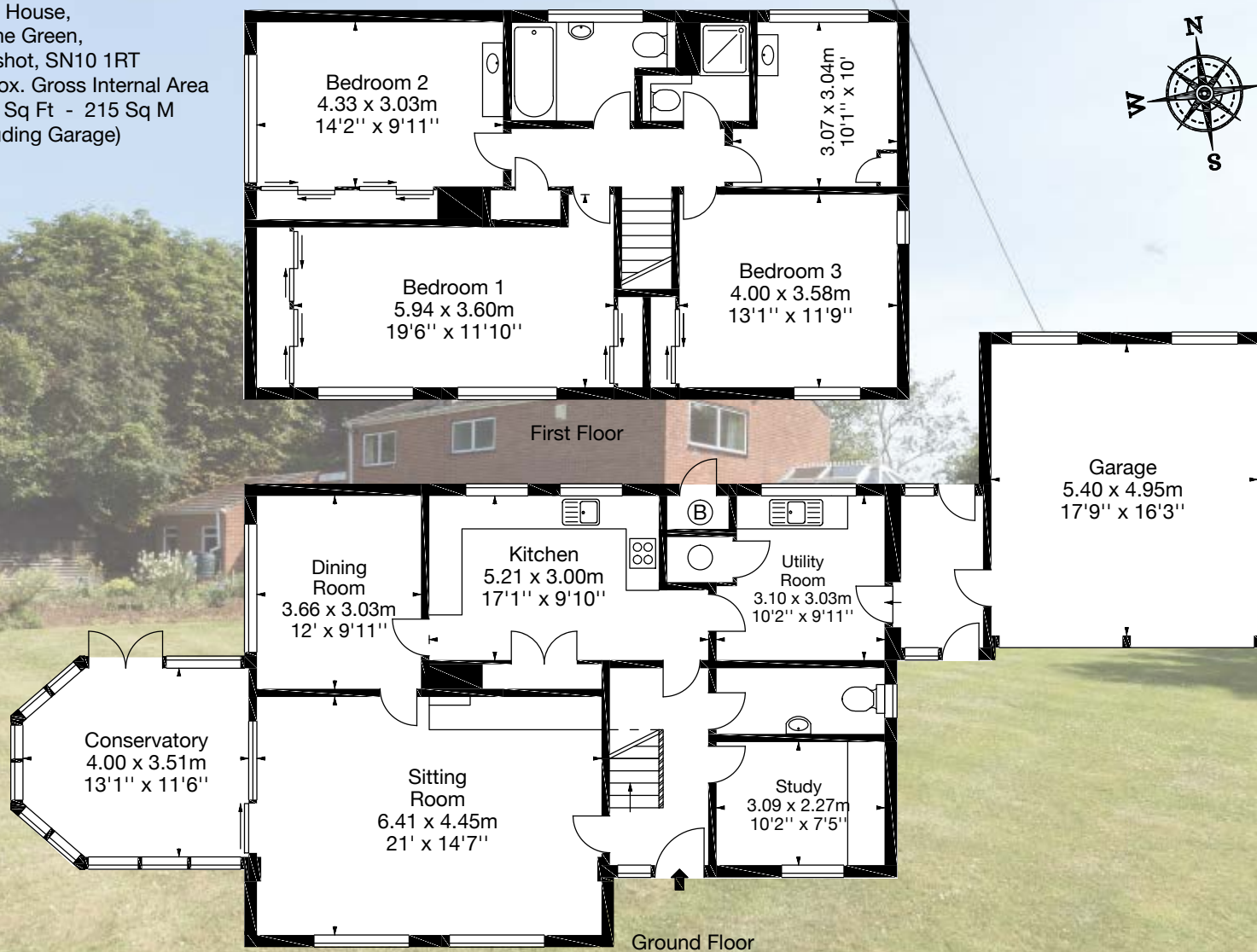
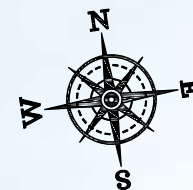
There are a variety of primary schools nearby including nearby Rowde and there are excellent secondary schools in both Devizes and Market Lavington. In the private sector, Dauntsey's, St Mary's and St Margaret's in Calne and Marlborough College are all within an easy commute. There are mainline railway stations at Chippenham and Pewsey, both within ten miles (London is reached in just over an hour). The M4 (linking easily to the M3 and M5) is close by and gives easy access to the West Country, Wales, the Midlands, London, and the Cotswolds is on the doorstep.

DIRECTIONS

From The Market Place in Devizes, head towards Bath and drive down Caen Hill. At the bottom, take the left hand turn signposted Poulshot and drive into the village. Pass The Raven public house on the right hand side and, as you reach The Green, take the first track on the right across it. Moat House is the only house on the right.



Moat House,
14 The Green,
Poulshot, SN10 1RT
Approx. Gross Internal Area
2317 Sq Ft - 215 Sq M
(Including Garage)



Devizes office

Winkworth Devizes, 4/5 Market Place, Devizes SN10 1HT
+44 (0)1380 729777 | devizes@winkworth.co.uk

winkworth.co.uk/devizes

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth

See things differently.