



**Potential to extend!**  
£650,000

**Winkworth**





## THE STREET, BISHOPS CANNINGS, SN10 2LD



3 2 1 Ample

**Detached three-bedroom house in a large plot, driveway parking and extensive gardens.**

Nestled in a quiet street in the heart of Bishops Cannings this spacious 1960s family home offers generous proportions, large picture windows, flexible living areas, and a welcoming sense of character. With three good sized bedrooms, two reception rooms, a spacious kitchen/dining area and a very large rear garden, there's plenty of space for growing families to live, play, and relax.

Accessed via a driveway with large front garden. As you enter the spacious hallway the accommodation comprises living room with open fireplace, study, conservatory, open plan kitchen/dining, utility and cloakroom. Upstairs are three bedrooms and a family bathroom.

Spread across .64 of an acre plot, this property boasts sweeping lawns, mature trees, and the flexibility for gardens, workshop, or extension (subject to planning permission). Perfect for families or those craving privacy yet still within easy reach of local amenities.







Located within minutes of the popular primary school, lovely walks along the canal, and transport links in nearby Pewsey just 10 miles away, this is a rare opportunity to secure a home with both character and convenience. Whether you're looking to move straight in or modernise over time, this house is ready to grow with your family.

#### At a Glance:

- Detached house in a very large plot
- Potential to double the footprint subject to planning consents
- Kitchen/Dining Room
- Utility
- Cloakroom
- Living Room
- Conservatory
- Study
- Three Bedrooms
- Family Bathroom
- Driveway parking
- Exceptionally large gardens
- Garage
- Store
- EV Charger



Services: Mains Water, Private Drainage, electric and Oil central heating.

EPC:E

Council Tax:F

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



This beautiful village is nestled in the Pewsey Vale which is an AONB- an Area of Outstanding Natural Beauty and has a thriving community and boasts an excellent primary school, a public house, a village farm shop, a church and village hall. North Wilts Golf Club is a 3 minute drive door to door. The historic market town of Devizes is located only three miles away and has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema (currently under renovation), theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The picturesque market town of Marlborough is a mere 15 minute drive and the major centres of Bath, Salisbury, Swindon, Chippenham and are all within a 30 mile radius, and each with main line rail links.



**Glebeland, The Street Bishop's Cannings, Devizes**

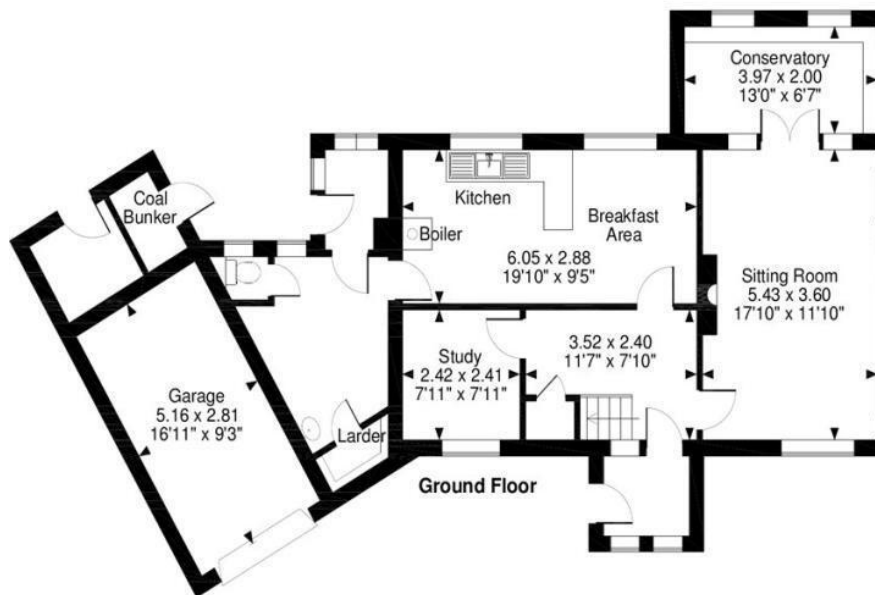
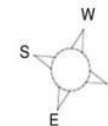
**Approximate Gross Internal Area**

**Main House = 1,431 sq ft / 133 sq m**

**Garage = 156 sq ft / 15 sq m**

**Coal Bunker & External Room = 50 sq ft / 5 sq m**

**Total = 1,637 sq ft / 152 sq m**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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