



**RURAL VILLAGE LIVING**  
£695,000

Winkworth





CHANDLERS FARM, CHANDLERS LANE, ALL CANNINGS, SN10 3PG



**Chandlers Farm is a delightful four bedroom Edwardian house in the centre of the very popular village of All Cannings looking out across the village green. The house faces south and has been modernised throughout. There is a garden to the front and rear, and covered parking for two cars as well as a summer house and workshop.**

Welcome to this beautifully presented Edwardian family home, brimming with period character and thoughtfully updated for modern living.

Set back from the road, double fronted, the property boasts a striking red-brick façade, and tiled pathway leading to a grand porch.

Upon entering, you are greeted by a spacious hallway which leads in to, two very generous sized reception rooms. Both reception rooms offer elegant living space, featuring open fireplaces, high ceilings, latch doors and large windows that flood the rooms with natural light.

The heart of the home is the recently modernised kitchen/breakfast room fitted with ample cupboards, stylish work tops, new electric range with double grills, ovens, 6 ring hob with warming plate and integrated dishwasher. The kitchen benefits from a large pantry with additional cupboards for storage and the utility space with Belfast sink, original tiles and old pump adds a feeling of time gone by. There is a refurbished wet room, separate toilet and the boiler room is located here also.





Upstairs, the landing offers two very useful storage options, four generous bedrooms provide ample space for a growing family, all with feature fireplaces and high ceilings. The principal bedroom has a modern ensuite wet room. A luxurious family bathroom with a clawfoot bath and separate shower cubical completes the upper floor

The house sits in a generous plot surrounded by the most beautiful stone wall, with large lawned frontage and pretty rear garden laid to lawn with mature shrubs and flowers. The bottom of the garden features a brick built garden room, with attractive tiled flooring and power, this would make a wonderful entertaining space or could certainly work as a home office. Adjoined is a generous workshop, also with power which has multipurpose use as this could be a great arts and craft studio or gym. At the back of the property is a two-car carport, also with power and there is further driveway parking too.

The property benefits from a recently installed air source heat pump, large water tank and insulation throughout.

All Cannings, in an area of outstanding natural beauty and is set in the heart of the picturesque vale of Pewsey. The property has wonderful views from all aspects and at the front overlooks the village green. Walking distance to the local pre and primary school, church, popular Kings Arms pub and community shop. Within easy reach of country walks and the canal, what's not to love!







All Cannings is a very pretty and peaceful village in the heart of the picturesque Vale of Pewsey in an area of outstanding natural beauty. There is a village shop, excellent public house, the Kings Arms and a highly regarded primary school rated Ofsted Good, also offering pre-school & childminding. Just six miles away is the market town of Devizes with a range of shops, leisure facilities and schooling for all ages. Marlborough is eleven miles to the East and the mainline station at Pewsey is seven miles away (London Paddington 70 minutes).

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**General**

Services: Mains water and drainage, Electric and New Air source heat pump.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C.

Council Tax Band: G.

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

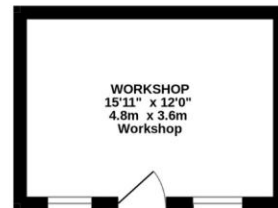
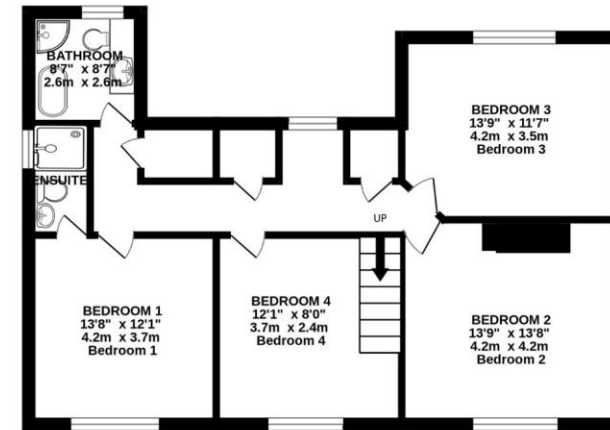
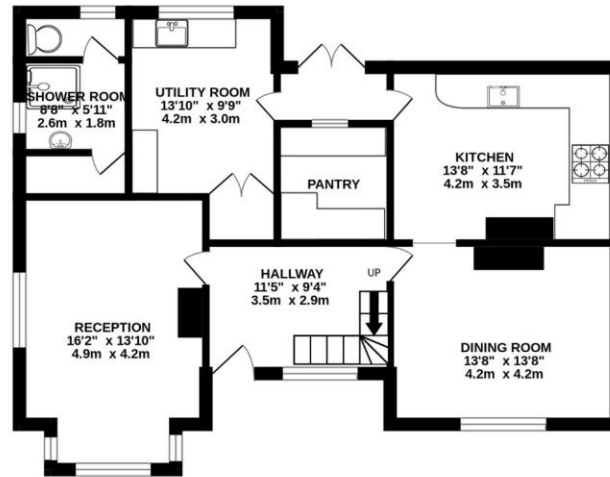
Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN10 3PG





# FLOORPLAN



TOTAL FLOOR AREA : 2046sq.ft. (190.1 sq.m.) approx.

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 or efficiency can be given.  
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