



**Modern Comfort & Easy Living**

£895,000

**Winkworth**





## HIGH STREET Littleton Panell SN10 4ES



Stylish detached modern four bedroom home, four reception rooms, three bathrooms with driveway parking, double car port and manicured gardens.

Welcome to this beautifully designed detached bespoke residence that combines modern comfort with thoughtful craftsmanship. Built around 9 years ago, still like new, this home offers the best of both worlds: the peace of mind of a modern property and the warmth and character of a lived in family home.

Situated in the sought after village of Littleton Pannell and accessed via a private driveway through gates, you have arrived! Aesthetically pleasing on the eye with a portico. Step inside and you are greeted by bright living spaces, high quality finishes and large windows that flood the home with natural light.

The living room invites you in for those cosy winter nights at home with stone mantelpiece and cassette wood stove. There is a separate study and a large cloakroom with generous storage. The hall leads into the Dining/Family room with a set of french doors to the terrace and French doors to the garden room, offering a great entertaining space that seamlessly flows into the kitchen with sleek cabinetry, marble work tops and premium appliances. Aga with Neff 5 ring gas hob and separate Neff electric hob and integrated double Neff oven, fridge/freezer and dishwasher complement the kitchen. Adjacent to the kitchen is a large boot room with storage and door out to the side of the garden. This separates the kitchen and utility space which is a good size and has an under-counter Miele washing machine and separate dryer, compact storage too.







There is a large landing with lantern roof creating lots of natural light with doors to the Juliette balcony to take in the views across to the paddocks and the fields beyond. Upstairs features four comfortable double bedrooms, two with ensuites. The principal bedroom provides a calm retreat with ample wardrobe space, walk in dressing room and modern ensuite. A family bathroom with bath and separate shower cubicle and generous airing cupboard completes the accommodation.

The garden which has been thoughtfully designed wraps around the house offering rural views, partly walled also with mature hedging and trees, raised planters with shrubs and seasonal flowers, a water feature terraced areas and lawn. At the side there are vegetable patches. There is a unique outbuilding which offers a workshop space on the ground and a playroom at the top. Outside enjoys a private, easily maintained garden – ideal for summer dining or peaceful afternoons, along with double car port (with electric) and driveway providing convenient, sheltered parking.

Ingfield would suit families with excellent schooling in the area or downsizers without too much compromise







#### At a Glance:

- Detached bespoke modern property
- Living room with wood burning stove
- Study
- Cloakroom, with generous storage
- Dining/family room with french doors to the terrace
- Kitchen
- Boot room
- Utility
- Four double bedrooms. Two with ensuites. The principal room with dressing room and ensuite
- Family bathroom
- Airing cupboard
- Driveway with ample parking
- Double car port with electric
- Summerhouse
- New Homes Warranty (1 year remaining) Built by Qdos Homes.

Services: Mains water and private drainage, Electric and LPG gas heating. Underfloor heating throughout the downstairs and bathrooms.

EPC:B

Council Tax Band:G

<https://www.ofcom.org.uk/mobile-coverage-checker>



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The property is located in the desirable village of Littleton Panell.

Adjacent West Lavington has a local shop/Post Office, GP surgery and pub. Dauntsey's School is within walking distance.

Further comprehensive amenities can be found in the nearby market town of Devizes with local primary and secondary schools at Market Lavington, Devizes and West Lavington.

Communications are good with the A303 easily accessed and mainline stations at Pewsey, Westbury and Chippenham, all to London Paddington (just over an hour)



# High Street, Littleton Panell, Devizes, SN10



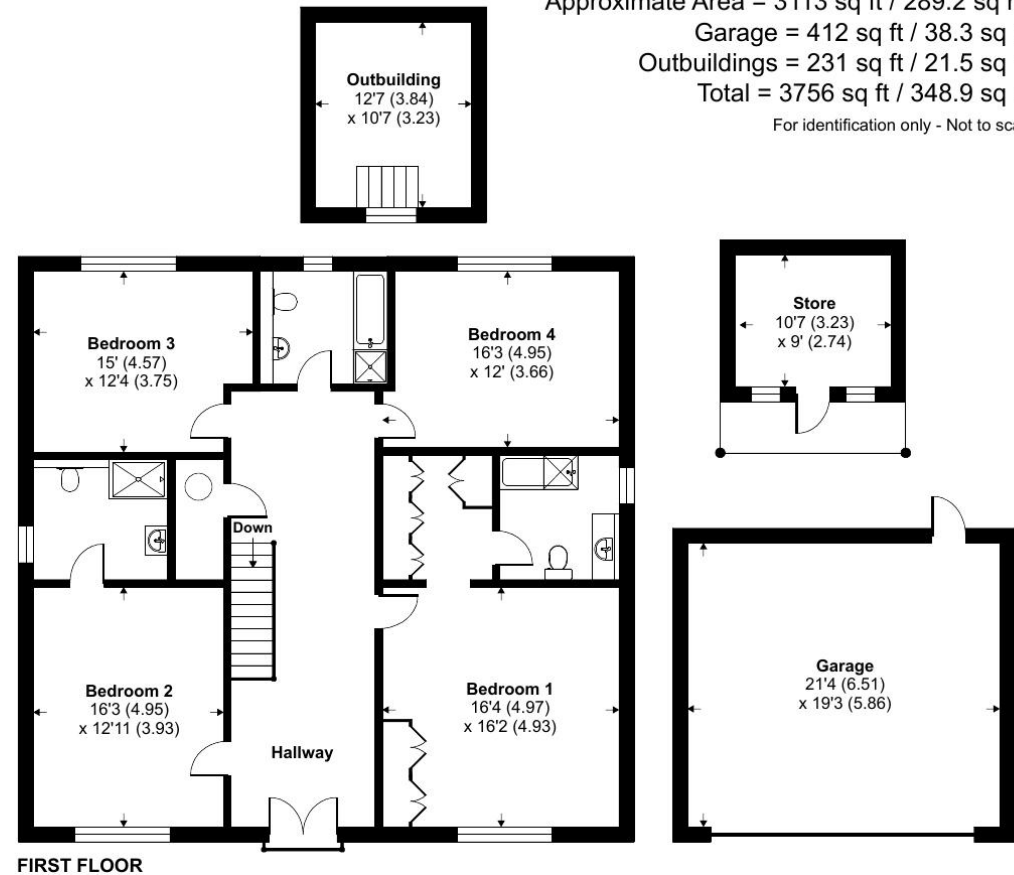
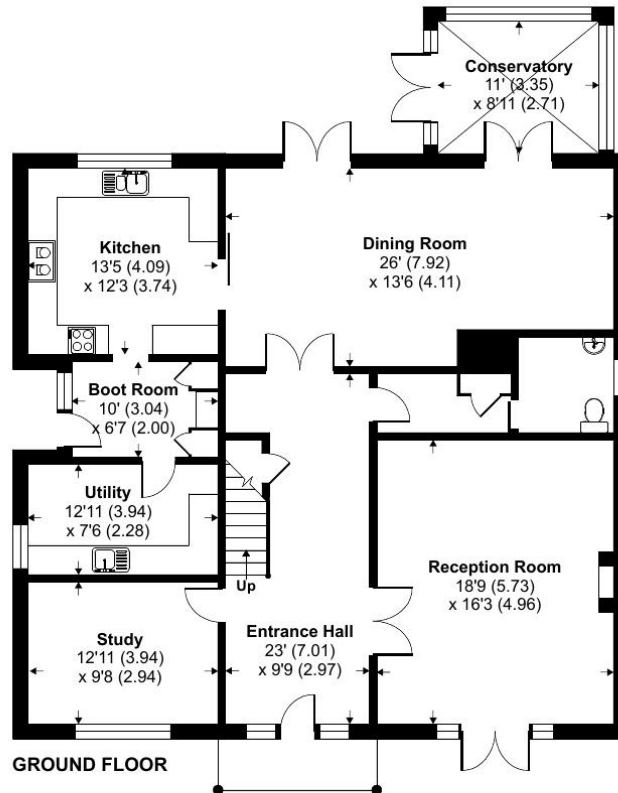
Approximate Area = 3113 sq ft / 289.2 sq m

Garage = 412 sq ft / 38.3 sq m

Outbuildings = 231 sq ft / 21.5 sq m

Total = 3756 sq ft / 348.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Winkworth. REF: 1375067

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Marlborough | 01672 552777 | [marlborough@winkworth.co.uk](mailto:marlborough@winkworth.co.uk)

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