



**HANDSOME FAMILY HOME** Guide Price £640,000 FREEHOLD

**Winkworth**

## 6 POTTERNE WICK, POTTERNE, DEVIZES, WILTSHIRE, SN10 5QN

Situated on a quiet country lane with expansive countryside views, this comfortable family home is ready for new owners to put their stamp on it and enjoy all it has to offer.

The accommodation ticks all the boxes; a large family kitchen/breakfast room is warmed by a gas fired Aga. To the back of this is a boot room/office area which could make a fabulous utility/dog room with access to the garden and to the front of the house. From the front door is a downstairs WC, through to an inner hall which leads to a dining room and a large sitting room with French windows to the garden at one end and an open fireplace with a further study room to the front of the house. Upstairs are four double bedrooms, one of which has an en suite shower room and walk in wardrobe, the others are all good size doubles overlooking the lovely views from either side of the house. A family bathroom serves the three bedrooms and has both a bath and shower. Outside are several sheds, a greenhouse, fruit cage, pond and lawned area with a terrace which runs along the back and looks out over the open countryside.

### AT A GLANCE

#### Ground Floor:

- Entrance lobby
- Downstairs Loo
- Sitting Room
- Study with super-fast fibre broadband
- Dining Room
- Kitchen/Breakfast Room
- Boot room/office

#### First Floor:

- Master Bedroom with en suite and walk-in wardrobe
- Three further double bedrooms
- Family Bathroom

#### Outside:

- Good sized lawned area
- South facing terrace
- Greenhouse
- Two sheds
- Double Garage with parking for a further 2/3 cars

**SERVICES:** EPC Band D, Council Tax Band G, Heating Economy 7 electric heating and hot water (current bills approx £140 per month), LPG Gas tank for Aga, Water softener



## LOCATION

Potterne is a pretty village two miles to the South of Devizes. There is a village pub, the George and Dragon, a primary school and a couple of village shops including a Post Office. There is good walking and riding locally and a popular village cricket club and mobile cinema in the village hall where there are a number of recreational clubs.

The historic market town of Devizes is a wonderful location nearby in which to base oneself. With the mainline stations of Pewsey, Westbury and Chippenham within 15 miles and commutable to the M4 making London accessible yet far enough away! With a lively timetable of festivals and events, Devizes has a great deal to offer as well as the beautiful walking and riding in the surrounding countryside. There is a good variety of bars, restaurants, shops, both independent and the major chains, a cinema, museum and theatre and an excellent sports centre. There is schooling for all ages within half a mile of the Market Square and Marlborough College, St Margaret's, Dauntsey's and St Mary's Calne all within 15 miles.

## DIRECTIONS

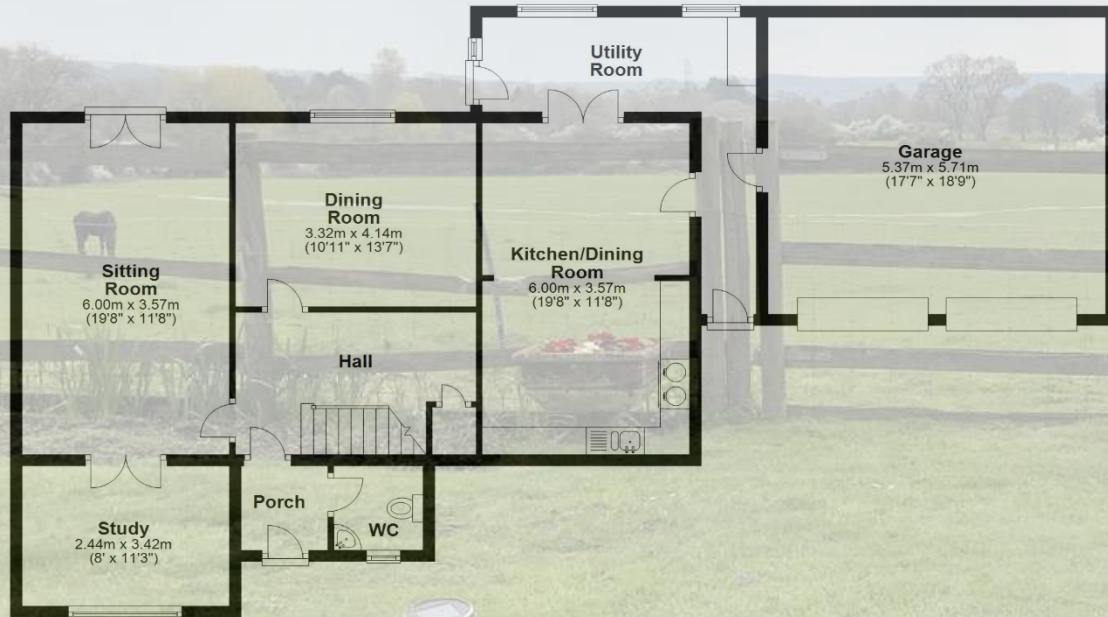
From Devizes Market Place head up Long Street towards Salisbury and continue straight over the mini roundabout. Follow the road down the hill and through the village of Potterne. Passing the George and Dragon Inn on the right hand side and Blounts Court on the left continue along Eastwell Road and just as you leave the village there is a driveway (signposted Potterne Wick) to the left hand side just past a water pump and notice board and Number 6 Potterne Wick is on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

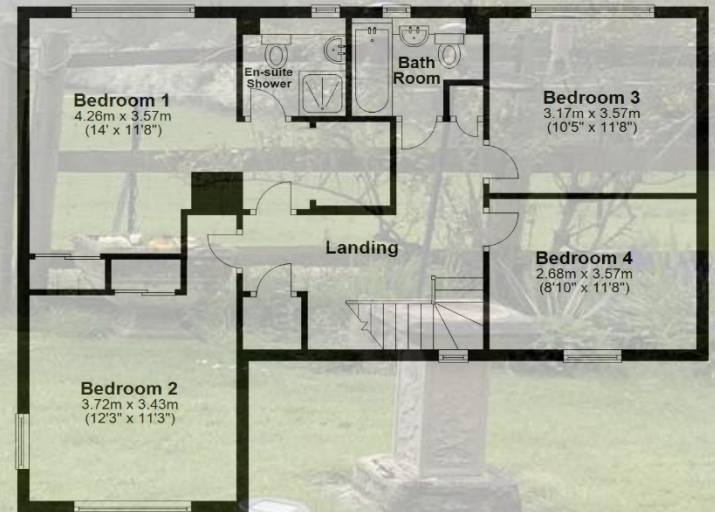




**Ground Floor**  
Approx. 129.6 sq. metres (1394.6 sq. feet)



**First Floor**  
Approx. 78.6 sq. metres (845.8 sq. feet)



Total area: approx. 208.1 sq. metres (2240.4 sq. feet)

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