



📍 Criss Cross Cottage, 6 Coxhill Lane, Potterne, Devizes, Wiltshire, SN10 5PH

🔗 Offers In Excess Of £400,000

A beautiful extended cottage with a lovely tiered garden, off street parking and a flexible outside office/studio.

- Handsome Extended Period Home
- 3 Double Bedrooms
- 2 Reception Rooms
- Stylish Contemporary Kitchen
- Updated Modern Bathroom
- Flexible Outside Studio/Office
- Gated Parking For 3 Cars
- Popular Village With Amenities
- Countryside Walks On The Doorstep

🏡 Freehold

🏠 EPC Rating E



Nestled in one of Potterne's most desirable and well-regarded locations, this beautifully proportioned 3 bedroom extended character home enjoys a spacious interior, alongside a lovely tiered rear garden, an outside studio, and the added benefit of allocated parking for three cars.

'Criss Cross Cottage, is presented in first class order throughout and has been much improved by the current owners. Internally, an entrance hall with reclaimed oak flooring leads through to a cosy bay fronted sitting room with an open fire and ornate stone surround. There is a separate dual aspect dining room with a further open fireplace and a stylish refitted kitchen with quartz worktops and upstands. The kitchen is well equipped with a breakfast bar, Bosch double oven, halogen hob, integrated dishwasher and fridge. French doors open on to the garden, whilst another goes into a 20ft long utility/side passageway with a cloakroom set off it. On the first floor, there are three double bedrooms, 2 with storage cupboards/wardrobe facilities. The main bedroom is currently set up as an extra living room with oak flooring, twin Velux skylights and a log burning stove. A smart refitted bathroom completes the internal layout.

Outside, the two parking spaces are situated behind a secure electric gated private area, directly in front of the cottage. The owners have transformed the rear garden with a variety of private seating areas and steps up to tiered lawns with dry stone walling, and a covered decked terrace at the top with lovely views over the village. There is also a gate on to a footpath. A charming brick built outbuilding has been converted to a triple aspect home office, but could be used as a studio or a games room. It has light, power and a wash basin. There is potential to extend this building further to the rear if one so wished (subject to the relevant approvals).

Situation

The location is exceptionally convenient, with the village shop, post office, The George and Dragon pub, the thirteenth-century church and Potterne Cricket Club all close by. Potterne is renowned for its warm community spirit, with regular events at the village hall including the annual pantomime and art exhibition. There is also a thriving social club and an active youth club, helping to create a genuine sense of belonging. The home offers easy access to scenic countryside walks and woodland trails. Potterne lies only 2 miles from the historic market town of Devizes, which provides an excellent selection of shops, leisure facilities, transport links, a museum and a bustling weekly market. Larger centres including Bath, Salisbury, Chippenham, Swindon and Marlborough are all within a comfortable 25-mile radius.

Property Information

Services: Mains water, drainage and electricity are all connected. Oil fired central heating plus open fires and a log burner.

Council Tax: Band D

Main roof was all redone in 2000.



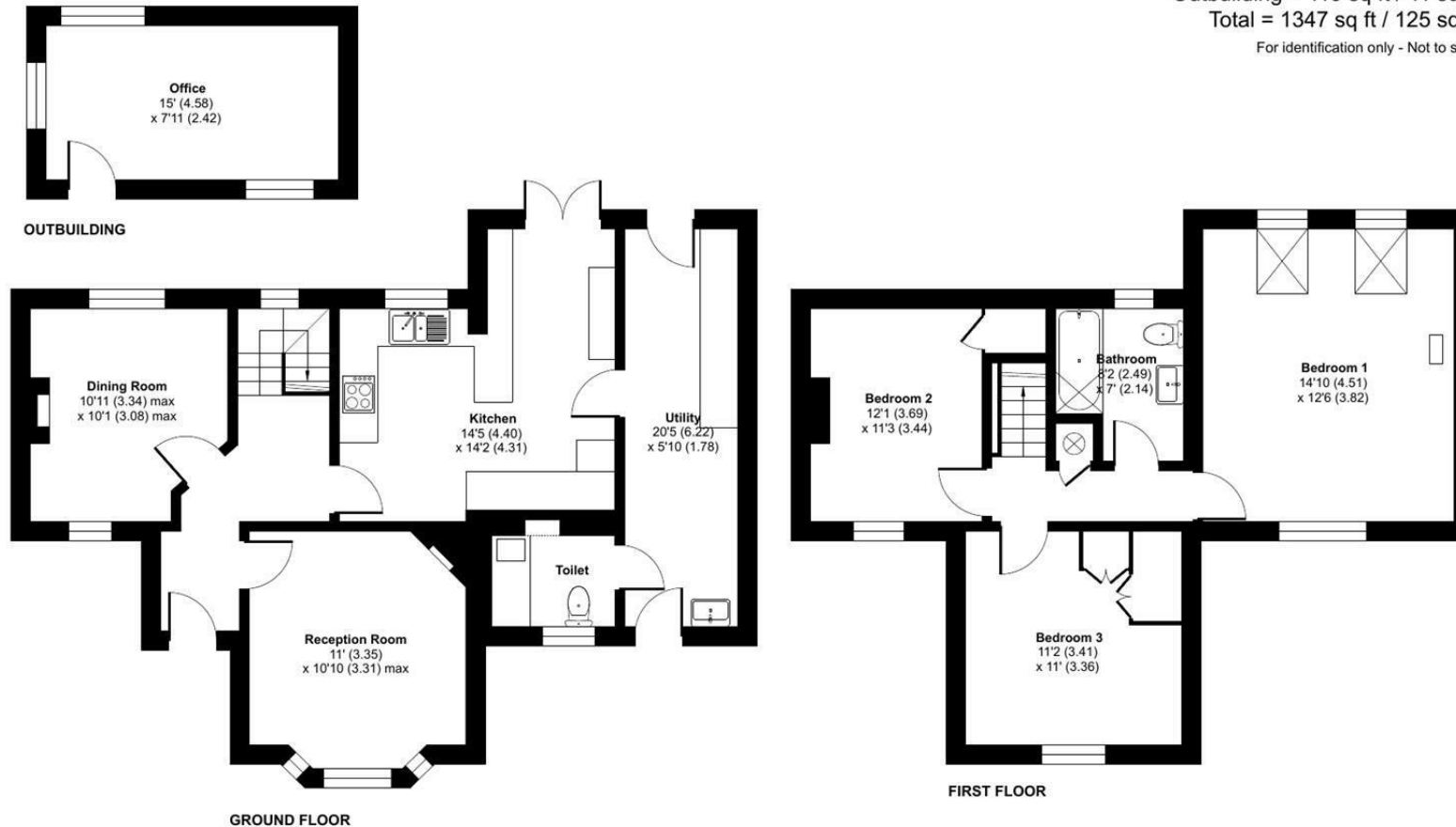
Coxhill Lane, Potterne, Devizes, SN10

Approximate Area = 1228 sq ft / 114 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1347 sq ft / 125 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). © nichcom 2026. Produced for Strakers. REF: 1399891

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