



📍 Ormond Villa London Road, Devizes, Wiltshire, SN10 2DS

🏠 Guide Price £580,000

A substantial 4 period home with a self contained basement flat and a generous garden backing on to the Kennet and Avon Canal.

- Impressive Canal Side Property
- Walking Distance Of Town
- In Excess Of 2500sqft Of Accommodation
- 4 Double Bedrooms
- 2 Receptions + A Sun Room
- Separate 1 Bedroom Basement Flat
- Parking For 2-3 Cars
- Open Fronted Carport
- Scope To Modernise To One's Own Tastes

🏠 Freehold

🏠 EPC Rating D



Believed to date back to 1866-67, this splendid Victorian Villa offers over 2500sqft of accommodation arranged over 4 floors, with fine period features, and a lovely garden that goes down to the famous Kennet & Avon Canal.

Lovingly owned by the same family for over 40 years, the property offers a flexible and spacious layout that includes a self contained basement flat that could be renovated. The accommodation is light and airy but is now of an age where some general modernisation may be required by new owners.

Internally, a long entrance hall with sash windows and a downstairs cloakroom, opens off to an elegant front sitting room with large sash windows (and original shutters) and a feature open fireplace with a brick surround. An equally impressive dining room to the rear has a further fireplace (with a gas fire) and original shutters, with views over the garden and canal beyond. A fitted galley kitchen with an electric cooker, tiled worktops and tiled flooring leads into a charming sun room which has steps down into the garden. On the first floor, stairs continue up to the second floor with doors opening into 2 equally well proportioned double bedrooms, each with fitted wardrobes. There is an en suite shower room to the main bedroom and a family bathroom also on this level. Two more double bedrooms on the top floor are complemented by useful attic storage rooms. Outside, there is driveway parking for 2 to 3 cars plus a single open fronted carport. Under the main house is a charming self contained basement flat with one double bedroom, a modern shower room, a living area with an old Victorian range and a kitchen to the rear. A storage grotto has light and power. The rear garden has a patio sun terrace opening on to a lawn with planted borders and a further patio/viewpoint over the canal. There are quince, plum and apple trees and a pathway down to the lower canal side garden with a summerhouse.

Situation

The property enjoys enviable views over the famous Kennet and Avon Canal to the rear. It is also conveniently placed for easy walking distance of the town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

Services: All mains services are connected. Basement flat has electric heaters.

Council Tax Band: G

Agents Note: The bottom section of the garden is owned by the River & Canal Trust. The agreement is not transferrable to the new buyer. New owners will need to apply themselves for a new agreement. Current rental charge for use of land is £300 + vat. Please note there is no mooring permitted at the property. Please consult selling agent for further details.



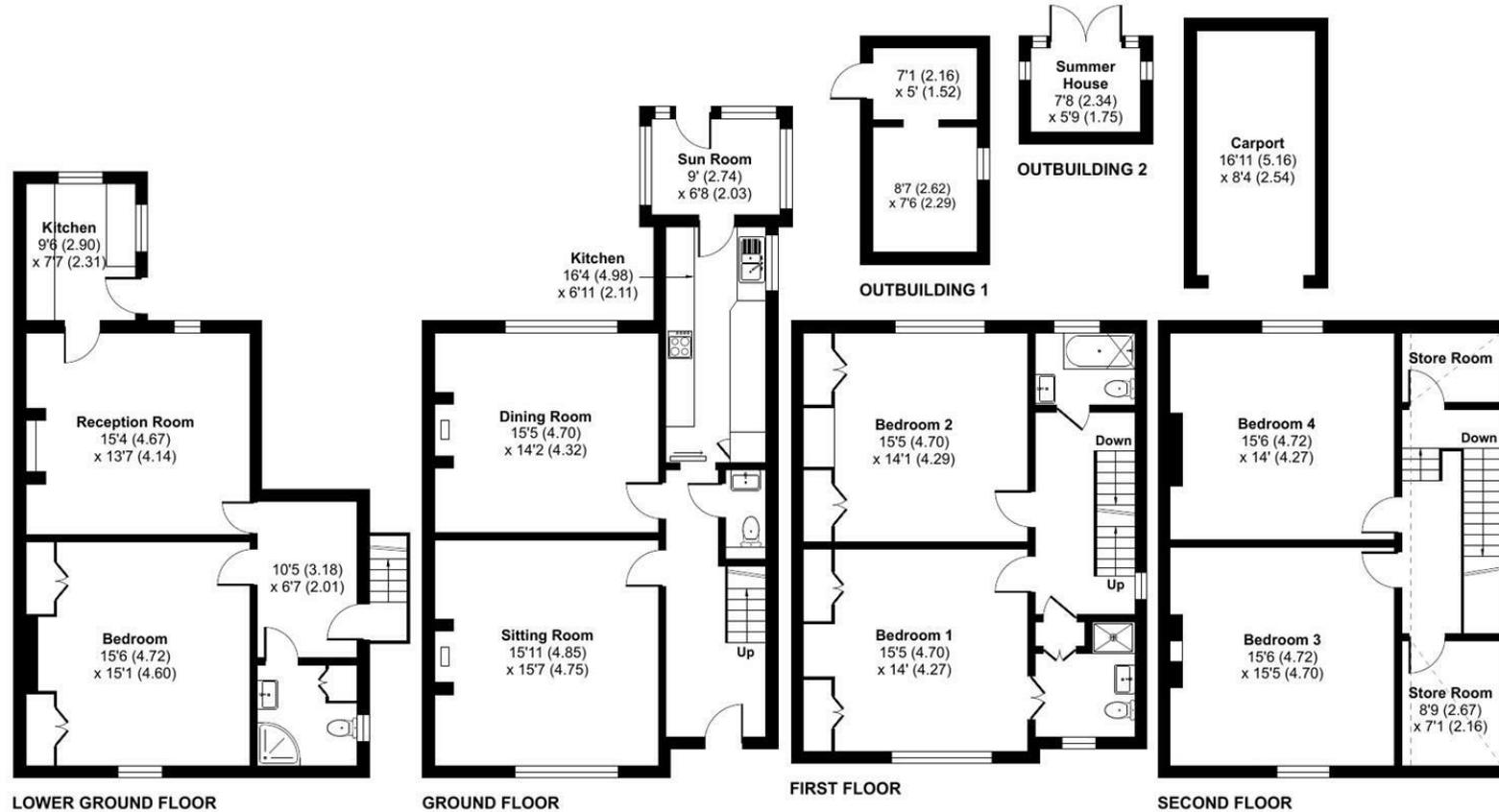
London Road, Devizes, SN10

Approximate Area = 2851 sq ft / 264.9 sq m (excludes carport)

Outbuilding = 149 sq ft / 13.8 sq m

Total = 3000 sq ft / 278.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1152129

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