



📍 47 Court Hill, Potterne, Devizes, Wiltshire, SN10 5PN

🏠 £395,000

A delightful 3-bedroom semi-detached home on the edge of Potterne Village. Occupying a generous plot, with delightful outlooks, thoughtfully extended and improved by the current owners.

- 3-bedroom semi-detached home
- Outskirts of village location
- Extended and upgraded by current owners
- Delightful outlooks to front and rear
- Kitchen/diner with central island
- Two reception rooms
- En-suite with high specification fittings
- Generous plot

🏡 Freehold

📊 EPC Rating D



A thoughtfully extended and beautifully updated three bedroom semi-detached home, situated on the edge of the sought after village of Potterne, just a short distance from Devizes.

Occupying a generous plot with a large lawned front garden and an enclosed rear garden, this attractive home has been significantly improved by the current owners to create the superb living space found today.

The ground floor accommodation is particularly impressive. A spacious reception room provides a welcoming and comfortable setting, complete with a wood burning stove that forms an appealing focal point. To the rear, the property opens into a substantial kitchen/dining/family room, designed very much as the heart of the home. This light filled space features a central island with hob, Quooker hot tap, Belfast sink, double oven/grill and bi-folding doors opening directly onto the patio and garden beyond, creating an ideal environment for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a high specification en-suite shower room, finished to an excellent standard, while a separate family bathroom serves the remaining bedrooms.

Externally, the rear garden combines lawn and patio areas, offering plenty of space for outdoor dining and relaxation. The large front lawn further enhances the sense of space and kerb appeal, making this an excellent opportunity to acquire a well balanced and stylish village home in a desirable edge of village setting. Solar thermal panels heat the water in sunnier months.

#### **Situation**

The property is set in a delightful position on the edge of the village, with easy access to amenities and countryside walks. The charming village of Potterne has a thriving community and provides a pre-school, public house, church, village hall, a useful newsagents/village shop/post office. The historic market town of Devizes is approximately two miles to the North offering a more comprehensive range of shopping, transport and leisure facilities, a cinema, museum and thriving weekly market. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a 25 mile radius.

#### **Property information**

Oil fired central heating. We are advised mains water, drainage and electricity are connected.

Tenure: Freehold

Council tax band: C

EPC rating: D



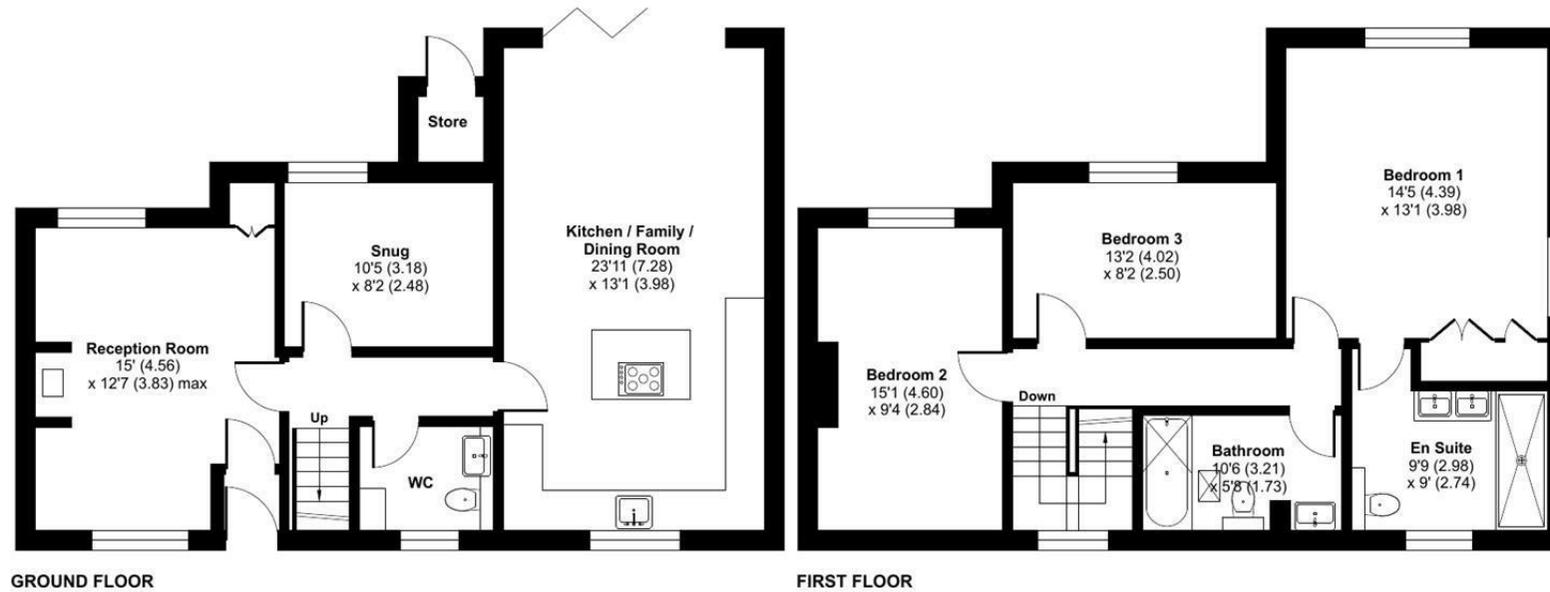
## Court Hill, Potterne, Devizes, SN10

Approximate Area = 1386 sq ft / 128.7 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1397 sq ft / 129.7 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). © ntechcom 2026. Produced for Strakers. REF: 1405400

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