





📍 3 Coxhill Lane, Potterne, Devizes, Wiltshire, SN10 5PH

🏠 Guide Price £389,950

A charming, individually built 3 bedroom detached village bungalow with gardens on all sides,

- Well Proportioned Detached Bungalow
- Located In This Sought After Village With Amenities
- 3 Double Bedrooms
- 19ft Kitchen / Diner
- 17ft Dual Aspect Sitting Room
- Huge Loft With Potential For Conversion (stpp)
- Timber Garage & Parking
- Established Gardens On All Sides
- Individually Designed Home

🏡 Freehold

🏠 EPC Rating E





Nestled in one of Potterne's most desirable and well-regarded locations, this beautifully proportioned detached bungalow enjoys a wonderful sense of privacy, space and village charm. Set within a friendly and active community, the home offers generous, light-filled accommodation and the possibility for future expansion.

From the moment you approach, the property feels welcoming. The delightful open porch is perfect for enjoying the morning sun. The property's well-planned layout creates an easy flow from room to room, with every space feeling bright and airy. The dual-aspect sitting room features an exposed brick fireplace and a log-burner that brings warmth to winter evenings. Beneath the current carpets lies beautiful wooden flooring, offering the chance to instantly elevate the aesthetic with a simple reveal. The 19ft open-plan kitchen-dining room is a sociable and generous space, ideal for entertaining. It has oak-effect worktops, tiled-effect flooring, plentiful cabinetry, an electric oven and hob, and the bonus of both a larder and airing cupboard. A stable door opens into a useful secondary porch with log store and separate utility cupboard. All three bedrooms are comfortable doubles, each enhanced with fitted wardrobes. The home also benefits from a recently refurbished WC and a contemporary shower room with rainfall shower. A newly fitted pull-down ladder provides access to a particularly large loft space. With windows, lighting and partial boarding already in place, it offers an opportunity for future conversion (subject to planning), creating potential for additional bedrooms and bathrooms, a studio or a spacious home office.

Outside, a shared gravelled driveway leads to off-road parking for multiple cars and a detached timber garage complete with power, lighting and useful workbenches. The bungalow sits centrally within its generous corner plot, surrounded by mature trees, well-established planting and a charming timber summerhouse.

#### **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. Electric night storage heaters. plus a log burning stove.

Council Tax: Band D

Agents Note: The property is of non standard construction being timber framed, the previous owners had a mortgage on it through Nationwide however. Please check with your current lender on their lending criteria.



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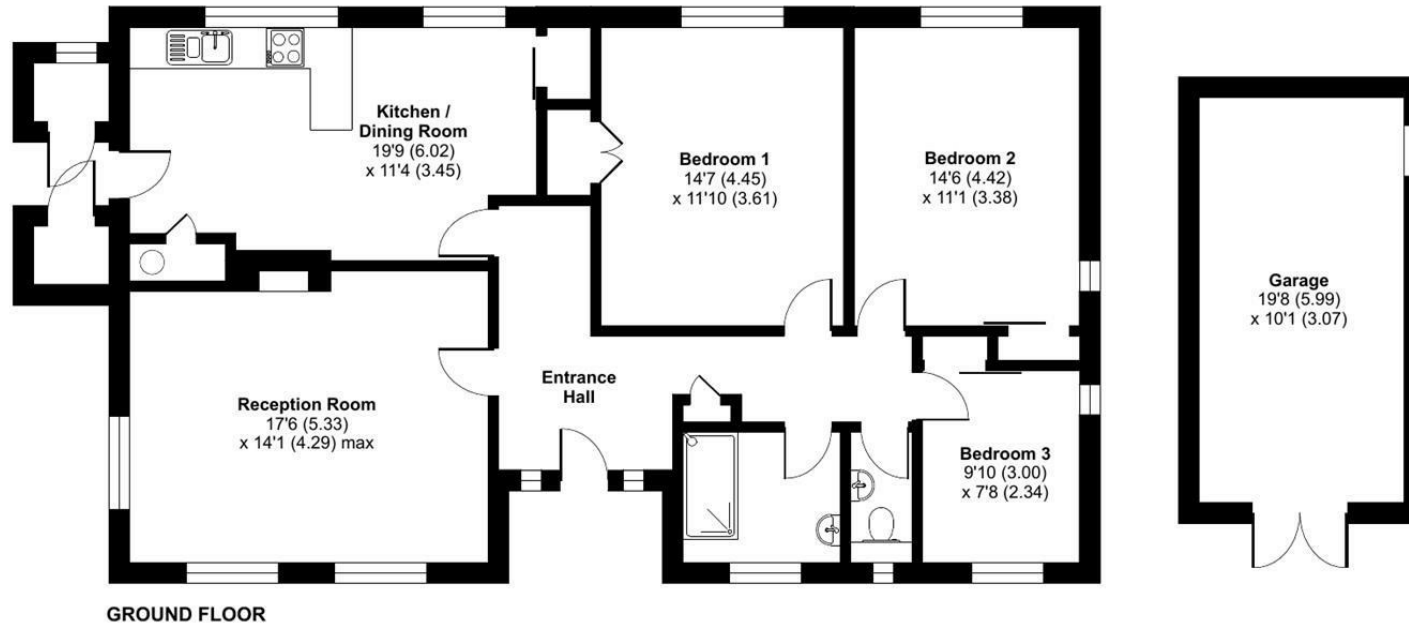
Approximate Area = 1161 sq ft / 107.8 sq m

Outbuilding(s) = 20 sq ft / 1.9 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1376 sq ft / 127.8 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). © nitchecom 2025. Produced for Strakers. REF: 1386944

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