



📍 27 Rotherstone, Devizes, Wiltshire, SN10 2DD

🏠 Guide Price £375,000

An utterly charming and immaculately presented 4-bedroom home, refurbished and improved by the current vendors to the superb home you see today.

- Immaculately presented throughout
- Beautifully refurbished
- 4-bedrooms across 3-storeys
- 2 reception rooms
- Garden backing down to canal
- Close walking distance to town centre
- Quiet no-through road
- Original character features

🏡 Freehold

🏠 EPC Rating D



A truly unique, 4-bedroom home dating back to circa 1890, in the heart of Devizes. Immaculately presented and much improved by the current vendors, to offer superb and flexible accommodation throughout.

As you walk through the front door, an entrance porch greets you which in turns lead through to the entrance hallway. On your left of the hallway, a bright and spacious living room, with large window to the front and warmed through by a wood-burning stove. Following the reclaimed natural wood flooring further into this home, you are met with another flexible reception room, currently used as dining space and boasting generous space with another wood-burning stove with brick surround. The real 'wow' factor of this home, is the beautiful kitchen/diner with it's parquet style flooring, wooden worktops, Belfast sink, integral dishwasher and vaulted ceilings with sky lights flooding the space with natural light. To complete the downstairs accommodation there is a downstairs W/C and utility space.

On the first floor, 2 bedrooms are on offer, the principal bedroom is a 16ft, spacious double, with high ceilings, feature fireplace and ample space for storage. The family bathroom boasts a shower and a bath to suit all the family.

To the second floor, a further 2 double bedrooms, giving you the flexibility to use one as a working from home space if you need.

Externally, a sunny, private courtyard garden accessed from the kitchen, driveway parking opposite for up to 4 vehicles and a detached, south facing, garden which backs onto the famous Kennet & Avon canal. This lovely home is situated on a no-through road allowing for peace and quiet whilst still being a short stroll in Devizes town centre.

Situation

The property stands in a delightful position close to the Kennet & Avon Canal and is conveniently located for Devizes town centre. This thriving market town boasts a wealth of amenities including schools for all ages, a leisure centre, cinema, theatre, museum and bustling weekly market. The Kennet & Avon Canal which passes through Devizes also provides walking and fishing facilities and the major centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a 30 mile radius.

Property Information

All mains services are connected.

EPC rating: D

Council tax band: D



Rotherstone, Devizes, SN10

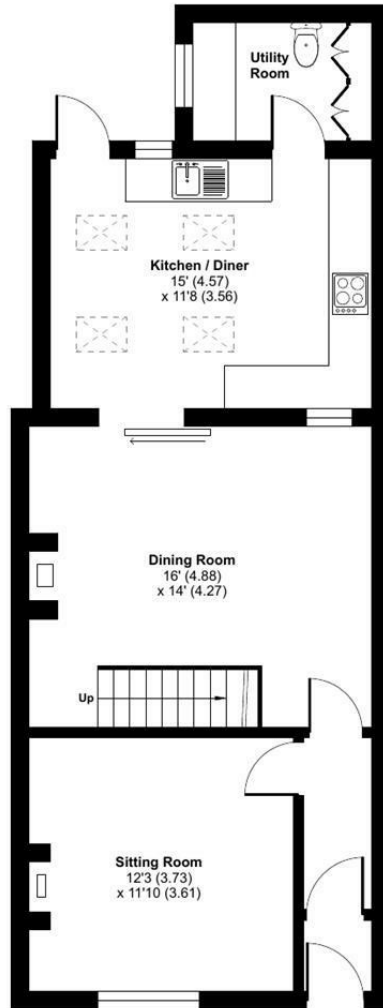
Approximate Area = 1345 sq ft / 124.9 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

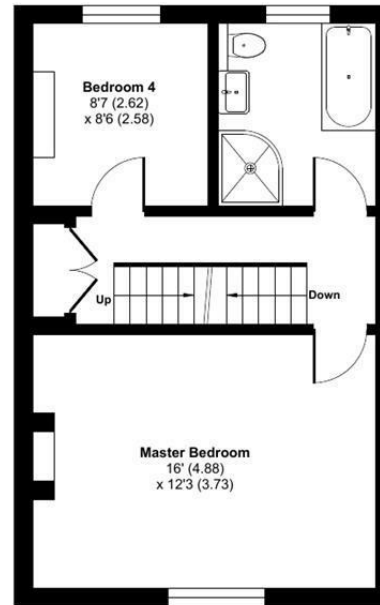
Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale

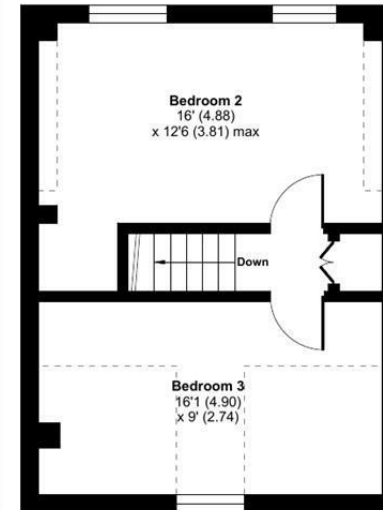
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
Produced for Strakers. REF: 1136351

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.