





📍 Sunnyside Bath Road, Devizes, Wiltshire, SN10 1QF

🏠 Guide Price £785,000

A handsome and substantial 5 bedroom Victorian family home approaching 3300sqft of accommodation set within easy walking distance of the town and the famous Kennet and Avon Canal.

- Fabulous Victorian Detached Home
- Incredibly Spacious Interior Of Over 3200sqft
- 5 Double Bedrooms
- 4 Individual Reception Rooms
- Impressive 31ft Open Plan Kitchen/Breakfast Room
- Bathroom + Stylish Refitted Shower Room
- Double Garage + Gated Driveway Parking
- Private Established Gardens
- Walking Distance Of Shops and The Canal

🏡 Freehold

🏠 EPC Rating D





A wonderfully spacious period home (over 3200sqft) packed with character features, a generous layout that includes 5 double bedrooms and 4 receptions, a private south facing rear garden, ample parking plus a detached double garage. This is an excellent house for large families and given its size and location, is also very competitively priced.

Approached through a 5 bar gate, there is a good sized driveway with parking for up to 6 cars as well as the double garage with light and power.

Internally a lobby opens to an entrance hall with tessellated floor tiles. From here there is a dual aspect living room with exposed wooden floorboards and a feature open fireplace with a stone surround. Behind this is a flexible study/snug with a door out to the garden. A fabulous dual aspect sitting room with an inviting log burning stove, is open plan into a dining room with oak flooring throughout. Glass panelled double doors open into the delightful kitchen/breakfast room. This impressive 31'8" x 21' room with underfloor heating, is the perfect eating/entertaining space with a range of bespoke oak units complemented by wenge worktops, a feature island/breakfast bar, a 'Range' style cooker with 5 ring induction hob and attractive tiled splashbacks. There is exposed brick walling and the breakfast area is flooded with natural light. A utility, cloakroom and vine house/lean-to completes the ground floor layout. On the 1st floor there are 5 double bedrooms (4 with original fireplaces), complemented by a stylish refitted shower room and the family bathroom.

Outside, to the front is a walled garden with a lawn, hot tub set under a pergola, 2 productive fig trees and a grotto with light, power and a stained glass window (that makes a good changing room). There are several private seating areas, a further lawn to the rear, a brick built shed, a timber shed and an insulated summerhouse / office with light and power. An orchard to the left of the driveway has apple and pear trees.

#### **Situation**

The property is on the Bath Road, a popular area of Devizes just a short stroll from the town centre, a useful local shop, a garage and the famous Kennet and Avon Canal. It is also close to stops for major and local bus routes. Historic Devizes is bisected by the canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting with many cultural facilities include a museum and an active theatre. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Council Tax: Band F

Services: All mains services are connected. Gas boiler installed 2022 and serviced annually.

Broadband Speed: 43Mbps





## Bath Road, Devizes, SN10

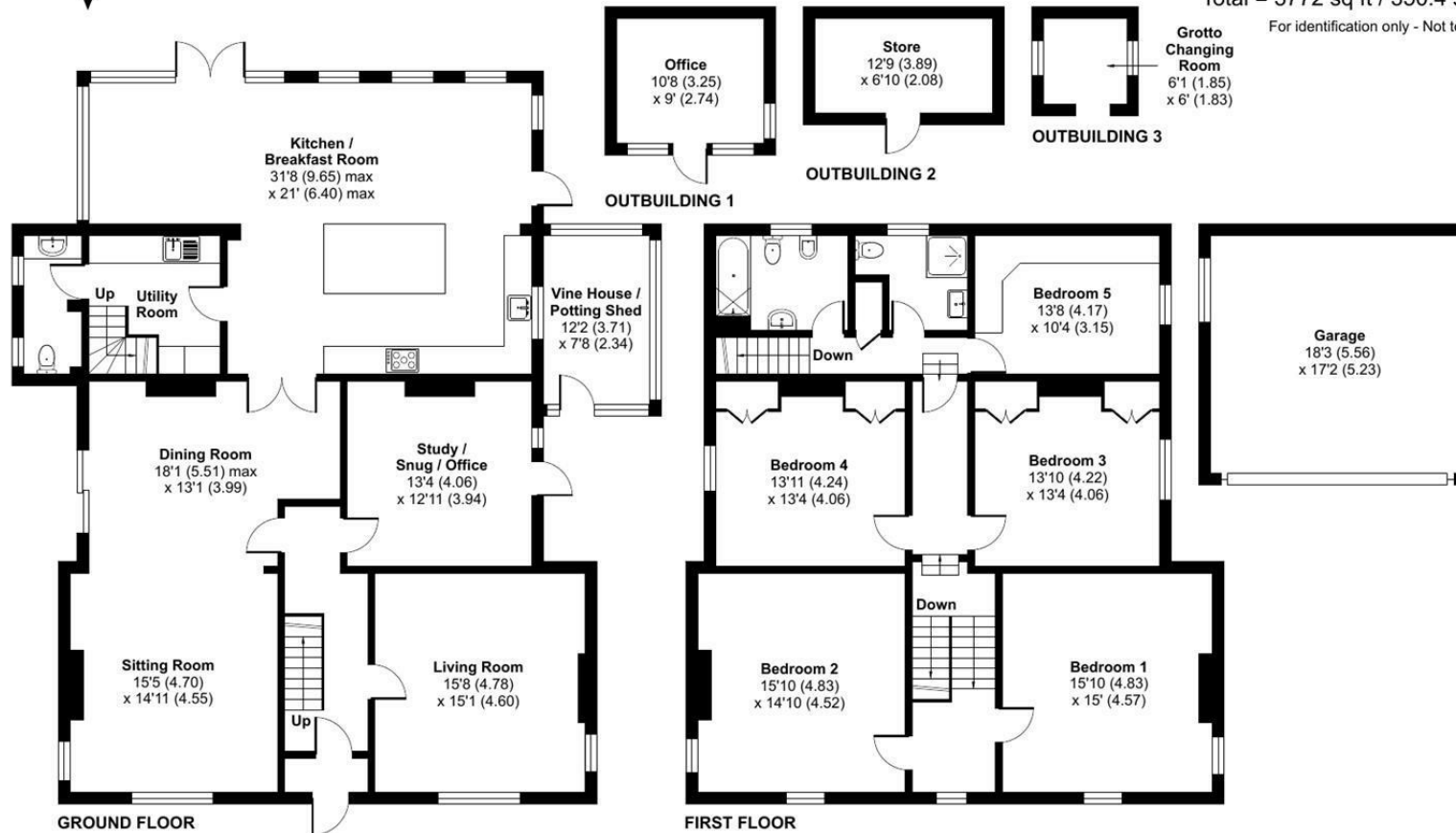
Approximate Area = 3236 sq ft / 300.6 sq m

Garage = 315 sq ft / 29.3 sq m

Outbuilding = 221 sq ft / 20.5 sq m

Total = 3772 sq ft / 350.4 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). © nitchecom 2024. Produced for Strakers. REF: 1098011

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