



⑨ 23 Winchcombe Avenue, Devizes, Wiltshire, SN10 2QX

⌚ Guide Price £400,000

An incredibly well-presented 3-bedroom detached home in the popular Quakers Walk development, boasting driveway parking, integral garage and private south facing rear garden.

- Beautifully presented throughout
- 3-bedroom detached home
- Integral garage
- Driveway parking
- Private south facing rear garden
- Sought after Quakers Walk development
- Delightful level stroll back into town centre
- Fantastic walks on your doorstep

❖ Freehold

⑩ EPC Rating B



An attractive and immaculately presented three bedroom detached home, built in 2022 and positioned within the highly regarded Quakers Walk development, offering modern living with driveway parking, an integral garage and a private south facing rear garden.

The ground floor is well laid out for modern living, with a spacious open plan lounge/dining room forming the heart of the home. This light and airy space benefits from French doors opening directly onto the rear garden, creating a lovely connection between inside and out. The kitchen is smartly finished and well equipped with an integral dishwasher, gas ring hob and a waist height oven and grill, and is complemented by a useful utility room and ground floor W/C.

On the first floor, the principal bedroom is a particularly attractive feature, enjoying its own dressing area and en-suite shower room. Two further bedrooms are served by a contemporary family bathroom.

Outside, the rear garden enjoys a sunny southerly aspect and a good degree of privacy, while to the front there is a neat lawned area adding to the home's kerb appeal. Winchcombe Avenue is ideally placed for excellent dog walks on the doorstep and offers a pleasant, level stroll back into Devizes town centre, making this an ideal home for those seeking a modern property in a convenient and well-connected location.

Situation

The property is set in a popular location overlooking Devizes rugby club pitches to the rear, with wonderful countryside walks right on the doorstep along Quakers Walk and up to Roundway Hill. Historic Devizes is bisected by the Kennet & Avon 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 amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property information

Tenure: Freehold

We are advised all mains services are connected.

Agents note: There is a service charge for the upkeep of the estate of £180 p.a.

EPC rating: B

Council tax band: E



Winchcombe Avenue, Devizes, SN10

Approximate Area = 1037 sq ft / 96.3 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1234 sq ft / 114.6 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). ©nichecom 2026. Produced for Strakers. REF: 1403650

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