



**jones robinson**  
Incorporating Martin Walker



FREEHOLD GUIDE PRICE

**£600,000**

**1 Witchcombe Close**

Great Cheverell, SN10 5TQ



**A superb five bedroom village house offering exceptional accommodation which is both spacious and well appointed. Occupying a large plot on the edge of the village next to trees and open countryside.**

- Large contemporary five bedroom home
- Extensive grounds of 0.65 of an acre
- High specification interior
- No onward chain
- Excellent village school close by
- Stunning attic bedroom with rural view
- Two bedrooms with en-suite shower rooms
- Electric heating complemented by wood burner
- Integral double garage



## **SUMMARY**

This is a wonderful five bedroom family home finished to a high standard thus well worth viewing. There is much to commend it notably a wonderful attic bedroom suite, a large master bedroom suite and generous reception rooms with the sitting room having a wood burning stove and oak flooring.

## **LOCATION**

Great Cheverell is a well-regarded and well served village about five miles to the south of Devizes with a thriving community spirit, and caters for most everyday leisure and shopping needs with shop, garage and pub. There is an excellent primary school with country walks in abundance close by and less than an hour from Bath, Swindon or Salisbury.

## **GROUND FLOOR**

Hallway with solid oak flooring through to: Sitting room:- with wood burning stove, oak flooring through to : Dining room:- with French doors to garden. Kitchen:- nicely appointed with a range of floor and wall units, sink unit, integrated dishwasher, double oven, induction hob with hood above, walk-in storage cupboard and French doors to rear. Utility room:- with floor and wall units, sink unit, space and plumbing for appliances, integral door to double garage. Cloakroom with W.C. and basin.

## **FIRST FLOOR**

Landing with airing cupboard. Master bedroom:- with dressing area having fitted wardrobes and cupboards, en-suite shower room with shower, basin and W.C. Family bathroom with bath basin and W.C. Three further bedrooms on this floor one, of which has fitted wardrobes and cupboards .





## SECOND FLOOR

Landing with storage cupboard. Guest bedroom:- a beautiful room with large roof lights offering a wonderful rural view. En-suite shower room with shower, basin and W.C.

## OUTSIDE

At the front of the property generous parking in front of the double garage. The majority of the land is to the rear and from the back of the house an extensive terrace and decking area leading to an expanse of lawn with flower borders and shrubs. There is a large garden shed and wood store beyond which the land is designated agricultural and comprises a vegetable area leading to grassland interspersed with trees. Beyond the property is open countryside; in all the property occupies a plot of approximately 0.65 of an acre.





### AGENT'S NOTE

As the property is situated on an unadopted road, there is a service charge of £219 per annum.

### DIRECTIONS

Proceed to the top of the village, turning right in to Witchcombe Close, opposite the school.



3 Wine Street  
Devizes  
SN10 1AP

01380 730200  
enquiries@mwwilts.co.uk  
www.jonesrobinson.co.uk

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