





A substantial well appointed 5 bedroom detached house including an extensive one bedroom annexe, triple car port, outbuilding, private gravel drive and parking area, good size secure mainly lawn walled garden.

The property is accessed off Rowde High Street and is in a private position beyond Newton House. Access is via a private gravel drive which leads into a gravelled turning area. Immediately to the right and facing onto this area is a triple car port, on the other side of the parking area is a useful outbuilding with heating and electricity which has been previously renovated.

There are a set of double solid timber gates into the walled garden. The gardens are well maintained and mainly lawn. Importantly the gardens maximise day time and evening sun.

The property totals 5 bedrooms, this includes the one bedroom annexe. Both elements have separate entrances and separate accesses to the garden, the annexe and the main house are accessible to each other on the ground floor, or if required this could be closed. (if separate accommodation is not required the annexe lends itself to be easily incorporated as part of the main house).



Main House

The main front door leads into a hallway, to the right there is a kitchen with fitted units and a range cooker which leads on to the utility room, there is a door from the utility room into the garden.

The sitting room and dining room are also both accessed via the main hallway. The sitting room has a newly installed

wood burning stove, there a set of French windows which lead out onto the decking area and garden.

Upstairs there are 4 bedrooms and two bathrooms and an additional area currently used as a study. The master bedroom over looks the gardens and also has en-suite bathroom.

The Annexe

Accessed through either its own front door or via the dining room from the main house, this is substantial additional accommodation with a stunning open plan kitchen/living room over looking the gardens. There are a set of French windows onto a decking area adjacent to the main lawn.

Wardley is situated in the sought after Wiltshire village of Rowde. There is a well regarded Primary School with in walking distance to the property as well as two public houses and a community shop.

The popular market town of Devizes is just two miles away from Wardley and offer a large variety of shops, restaurants and other amenities.

Chippenham mainline is approximately 12 miles, providing access to London Paddington and other major centres.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the



opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

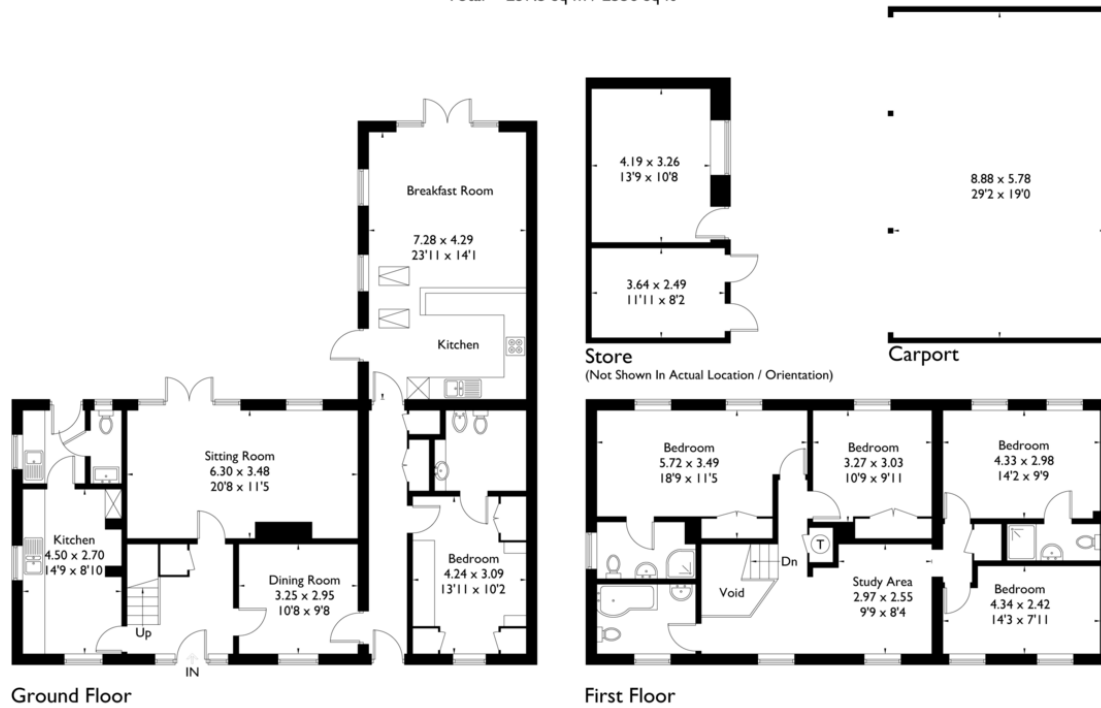
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By



Wardley, Paradise Lane, Rowde, Devizes, SN10 2NN

Approximate Gross Internal Area = 214.1 sq m / 2304 sq ft
(Excluding Void)

Store = 23.4 sq m / 252 sq ft
Total = 237.5 sq m / 2556 sq ft



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FLOORPLANZ © 2016 0845 6344080 Ref: 179197

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.