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1 The Boiler House Newman Road, Devizes, Wiltshire, SN10 5LX

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Offers In Excess Of £595,000

An exceptional period conversion, in good order throughout, full of charm, character and a generous interior of over 2350sqft.

- Stunning Period Conversion
- 4 Double Bedrooms & 2 Large Reception Rooms
- Stylish En Suite Shower Room & Family Bathroom
- Impressive Vaulted Landing
- 22ft Long Kitchen / Dining Room
- Generous Reception Hall
- Private Corner Plot Gardens
- 2 Parking Spaces
- Wonderful Location With Parkland On The Doorstep

Freehold

EPC Rating B









Situated within walking distance of the town and the wonderful Drews Pond Woods, 1 The Boiler House is a highly impressive and unique period home offers a perfect blend of character and modern living. Spanning an impressive 2,356 square feet, this enchanting property boasts ample space for families who are looking for something a little bit different from the every day 4 bedroom modern home.

Upon entering, you are welcomed into a very generous reception hall with wood effect flooring, ample built-in storage cupboards, a downstairs cloakroom and a useful utility cupboard. There are two equally spacious reception rooms, with the sitting room enjoying a log burning stove, and the family room having French doors out to the rear garden. Both reception rooms benefit from more built-in storage cupboards and a continuation of the wood effect flooring. Completing the ground floor layout is the 22ft long kitchen/dining room with tiled flooring, oak worktops and spaces for appliances. On the first floor, a notable feature is the light and airy vaulted landing with its substantial atrium and wrought iron beams, and attractive feature windows. The house features four well-proportioned bedrooms, complemented by a modern family bathroom and a stylish refitted en suite shower room.

Outside, there is dedicated parking for two vehicles, plus 2 visitor parking spaces. The house sits on a good sized corner plot with gardens on 3 sides. At the front is a lawn with raised bed and a gate that leads to the private side garden with various seating areas and planted borders. This runs through to the equally private rear garden, which is mainly laid to lawn with a large timber shed (ideal for storing bikes and garden equipment), a built-in BBQ area and a rear access gate.

This property presents a wonderful opportunity for those looking for a spacious and unique family home in a desirable location, so an early viewing is highly recommended.

Situation
The Boiler House is located in a very sought after area of Devizes known as 'Heritage Park'- an impressive redevelopment of a former hospital site situated close to the town centre with various recreational areas close by, Drews Pond woods, and some useful local shops and services. Devizes is a superb and historic market town and delightful place in which to live, which holds a traditional outdoor weekly market in the market square. Respect for the old traditions complements the modern and comprehensive shopping facilities, services and amenities that you would expect of such a town, together with good local schools (in both state and private sectors), excellent sports and recreational facilities, and some wonderful surrounding countryside. The Kennet and Avon Canal runs through the centre of the town. Devizes is well placed for access to Swindon, Marlborough and the M4 and for those needing to travel south to the A303 and beyond.

Property information
Services: All mains services are connected at the property.
Council Tax: Band E

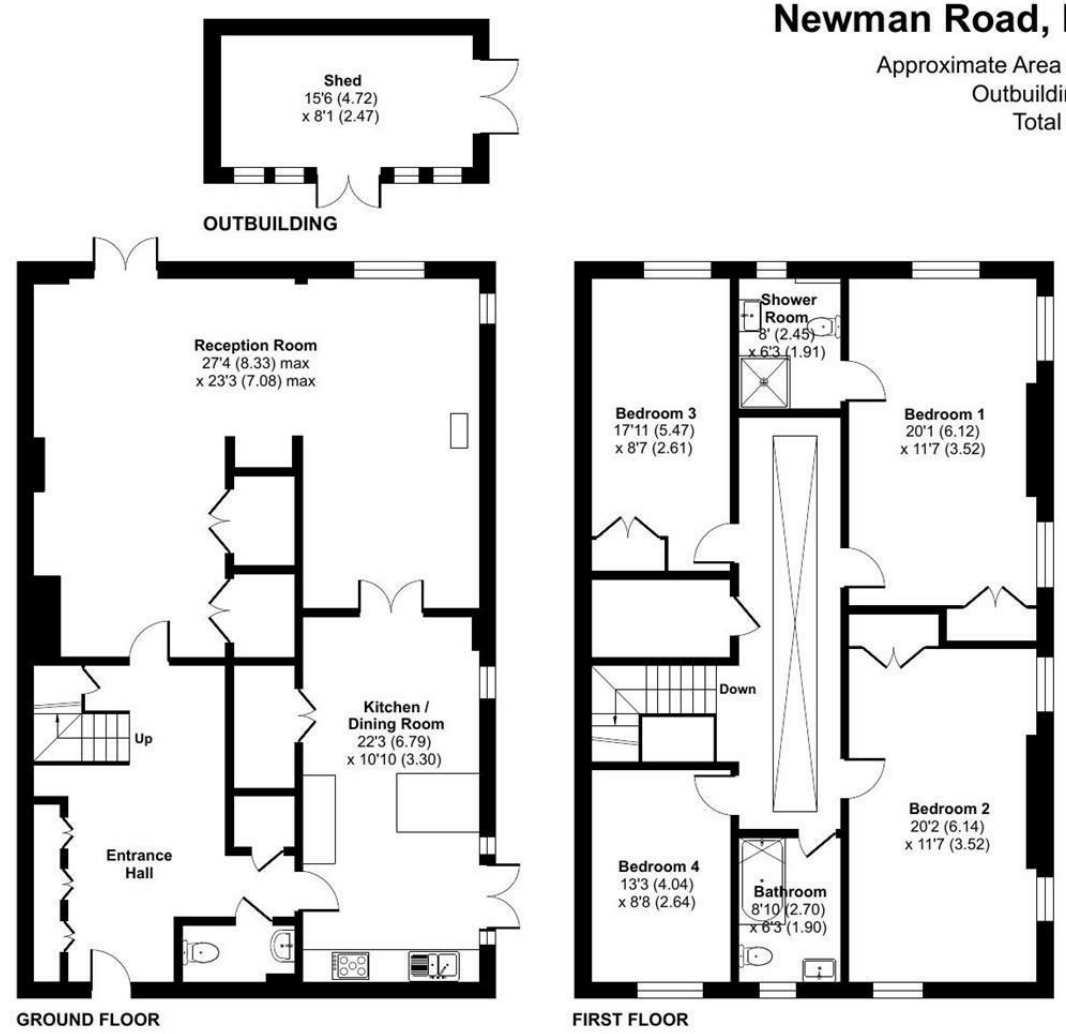






Newman Road, Devizes, SN10

Approximate Area = 2356 sq ft / 218.8 sq m
Outbuilding = 125 sq ft / 11.6 sq m
Total = 2481 sq ft / 230.4 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: 1498822

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