



Vine Cottage Coxhill Lane, Potterne Devizes SN10 5PH

welcome to

Vine Cottage Coxhill Lane, Potterne Devizes

Dating back to the mid-18th century, this charming Grade II listed semi-detached cottage is situated in the sought-after village of Potterne. Close to village amenities and just two miles from Devizes, blending period charm with modern convenience.

Entrance Porch

Steps lead up to the entrance porch, which benefits from a useful storage area for logs. A door then opens into the inner hall, providing access to both the kitchen and the ground floor cloakroom, creating a practical and welcoming entrance to the home.

Cloakroom

A useful ground floor cloakroom fitted with a traditional Victorian-style high-level WC and a vanity wash hand basin with storage beneath. An obscure side-aspect window provides natural light and privacy, while a door leads to the airing cupboard, offering additional practical storage space.

Kitchen

A beautifully fitted kitchen featuring a comprehensive range of wall and base units with work surfaces over, complemented by a ceramic one-and-a-half bowl sink with mixer tap. The traditional Rayburn AGA provides a charming focal point, alongside an integrated oven, ceramic hob with extractor hood, dishwasher, under counter fridge and freezer. Two front-aspect windows flood the room with natural light, creating a bright and welcoming space. Further benefits include a radiator and access to the utility room and porch.

Utility Room

Tucked away from the main living areas, the useful utility room provides plumbing for a washing machine and space for a tumble dryer. A side-aspect window allows natural light to fill the room, creating a practical and functional space for everyday household tasks.

Sitting / Dining Room

A beautifully proportioned sitting/dining room,

flooded with natural light from two front-aspect windows and complemented by a front entrance door. The charming open fireplace creates a warm and inviting focal point, perfect for cosy evenings. Offering ample space for both lounge and dining furniture, the room also benefits from a versatile under stairs nook, ideal as a home office area, reading corner or snug retreat.

First Floor Landing

Stairs rise from the sitting room to the first-floor landing, where a rear-aspect window provides natural light. The landing offers access to Bedroom One and the family bathroom, with a further staircase leading to the second floor, creating a sense of space and character throughout the home.

Bedroom One

A generous principal bedroom offering ample space for a range of bedroom furniture. Fitted wardrobes provide excellent storage, while two elegant sash windows to the front aspect flood the room with natural light and enhance the character and charm of this beautiful period home.

Bathroom

A well-appointed, fully tiled family bathroom comprising a low-level WC, vanity wash hand basin with storage beneath, and a luxurious Jacuzzi bath with hand held shower attachment and rainfall shower over. Additional features include an extractor fan, chrome ladder-style heated towel rail, and an obscure front-aspect window providing both natural light and privacy.

Second Floor Landing





Bedroom Two

Situated on the second floor, the second bedroom enjoys front-aspect windows that flood the room with natural light, creating a bright and inviting space with pleasant views over the surrounding area. Thoughtfully designed to maximise practicality, the room benefits from built-in double storage cupboards positioned at either end, providing excellent storage while preserving valuable floor space. Versatile in its use, this room would be equally well suited as a child's bedroom, guest room, or home office.

Gardens

The property is complemented by well-established cottage gardens to the front and side, creating a delightful outdoor space to enjoy throughout the seasons. There is ample room for seating and outdoor furniture, making it ideal for al fresco dining and entertaining. A variety of mature shrubs, flowering plants and established borders enhance the charm and privacy of this attractive garden setting. The garden also provides access to the useful cellar, offering valuable additional storage space.

Parking

Double wooden gates open onto a generous gravelled driveway, providing off-road parking for approximately four vehicles. Offering both convenience and practicality, the driveway allows ample space for residents and visitors alike, while complementing the character and charm of this attractive period home.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Cellar

14' 8" x 13' 11" (4.47m x 4.24m)

A useful cellar with external access, ideal for storage. Benefiting from original stone flooring, this characterful space provides excellent practicality while retaining its period charm.



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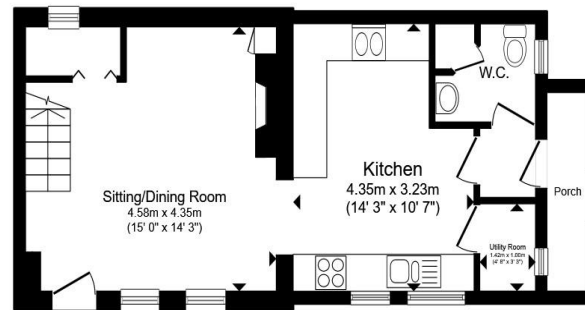
Vine Cottage Coxhill Lane, Potterne Devizes

- Grade II Listed Semi Detached Cottage
- Sought After Village Location
- Two Well Proportioned Bedrooms
- Full of Charm & Character Features
- Driveway Parking

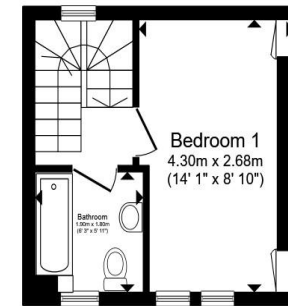
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

guide price

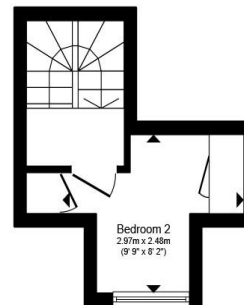
£325,000



Ground Floor



First Floor



Second Floor

Total floor area 68.4 m² (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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