

richard
james



27 Devizes Road

Wroughton, SN4 0SA

Guide Price
£325,000 - £350,000





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Freehold | EPC Rating - D

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Situated in a highly desirable central village location in Wroughton, this attractive home is ideally positioned within easy walking distance of local shops, excellent schools and popular village pubs, with beautiful countryside walks right on your doorstep.

The property is entered via the ground floor into a entrance hallway with a welcoming living area to the front of the house, featuring a bay window that provides plenty of natural light. Moving through, a well-proportioned family room sits at the heart of the home, offering a comfortable and versatile space for everyday living.



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Large
Living
Area





To the rear, the house opens into a spacious kitchen/dining room, creating a sociable hub ideal for family life and entertaining. From here, doors lead directly out to a generous patio area, perfect for outdoor dining and summer gatherings, with the garden extending beyond.

On the first floor, the accommodation comprises three good sized bedrooms. The bedrooms are served by a family bathroom fitted with a bath, separate shower, wash hand basin and WC.

Long Rear
Garden

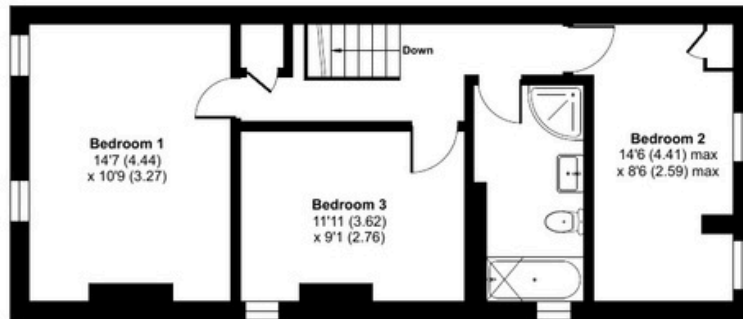




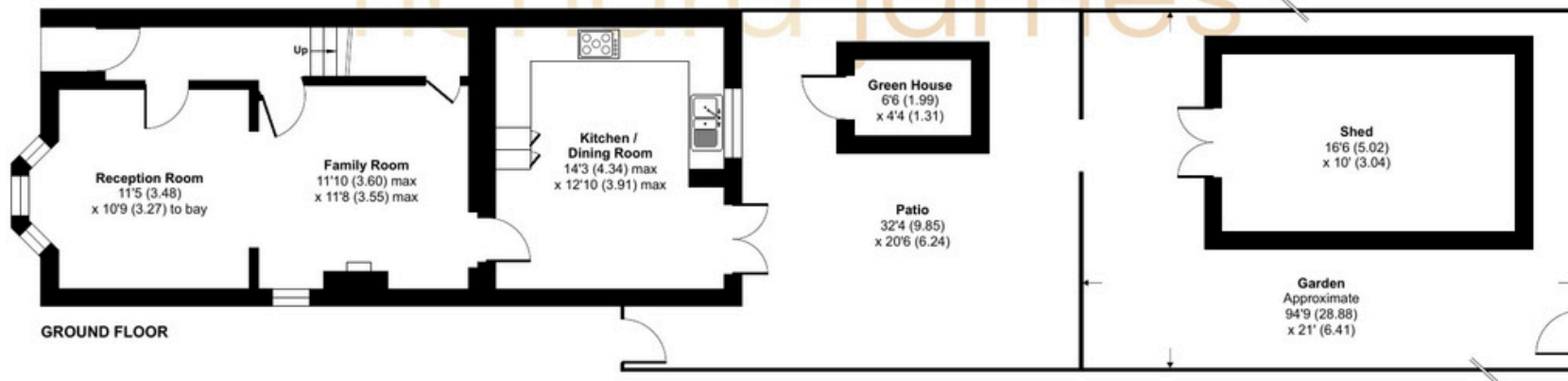
Externally, the property benefits from driveway parking to front and a long rear garden, offering plenty of space to enjoy the outdoors. The garden also includes a greenhouse and a substantial outbuilding/shed, providing excellent storage or potential for hobby or workspace use.

Overall, this is a well-located and versatile village home, combining practical living space with outdoor amenities, all within a sought-after central position in Wroughton.

Approximate Area = 1096 sq ft / 101.8 sq m
Outbuildings = 192 sq ft / 17.8 sq m
Total = 1288 sq ft / 119.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Richard James. REF: 1400945

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