



**ALL CANNINGS,
DEVIZES**

Carter Jonas

**CROFT HOUSE, THE STREET,
ALL CANNINGS, DEVIZES, WILTSHIRE,
SN10 3PA**

**AN IMPRESSIVE DETACHED FAMILY HOUSE, WITH A 2 BED ANNEXE, LOCATED
CENTRALLY IN THE POPULAR VILLAGE OF ALL CANNINGS.**

KEY FEATURES

- Not Listed
- 4-bedroom house
- 2-bedroom annexe
- c4671 square feet in total
- Large, beautifully maintained garden
- Swimming pool
- Ample driveway parking
- Glorious position within a sought-after village
- Primary School in the village
- Village pub



SITUATION

Croft House is situated in the middle of the prized village of All Cannings, just south of the Kennet and Avon Canal at the very heart of the glorious Pewsey Vale. The breath-taking downland countryside surrounding the village is within the North Wessex Downs Area of Outstanding Natural Beauty and offers extensive walking via footpaths and bridleways.

All Cannings has a welcoming and active community with a Shop, Village Hall, Nursery, Primary School, Church, Pub/Restaurant and is within easy reach of popular secondary schools. Private schools in the area include Marlborough College, St Mary's Calne and Dauntsey's. The market town of Devizes is just over 6 miles away, with the bustling historic town of Marlborough easily reached in about 9 miles. The larger village of Pewsey is 7 miles away offering a mainline station connecting with London Paddington in around 1 hour.



DESCRIPTION

A fabulous and characterful four-bedroom village house, complemented by a connected two-bedroom annexe, set right in the heart of this highly sought-after village in the Pewsey Vale.

Croft House, which is not Listed, is a charming home that blends period character with versatile modern living. The principal house offers a wealth of accommodation, including multiple reception rooms, each enjoying individual charm. A particularly inviting sitting room features a brick fireplace with wood-burning stove, creating a warm and homely focal point, while additional reception spaces provide flexibility for family living, entertaining, or home working.

At the heart of the home lies a spacious kitchen/dining room, perfectly suited to modern lifestyles, with ample space for a large dining table. The room showcases a blend of traditional and contemporary styling, including fitted cabinetry, AGA and attractive tiled flooring. The sun room provides a versatile reception space suitable for use throughout the year, while the ground floor accommodation is further enhanced by a utility, storage room and cloakroom.

Upstairs, the principal house provides four well-proportioned bedrooms over two floors, including a generous principal suite, all enjoying pleasant outlooks and a continuation of the home's characterful detailing.

The integral annexe is a standout feature, offering two additional bedrooms, along with its own living space, making it ideal for multi-generational living, guest accommodation, or potential income. Its connection to the main house allows for flexibility - either integrated or used independently.

OUTSIDE

Externally, the property truly excels. The grounds, extending to approximately 0.37 acres, provide a delightful rear garden, mainly laid to lawn and bordered by mature planting, trees, and hedging, creating a private and tranquil setting. A swimming pool with surrounding terrace forms a superb focal point for summer entertaining, complemented by various seating areas, including a charming, sheltered courtyard space.

The driveway runs down the side of the house, where there is ample driveway parking for numerous vehicles. Access to the studio/workshop is available via both the house and the drive, further enhancing the property's versatility.





SERVICES & MATERIAL INFORMATION

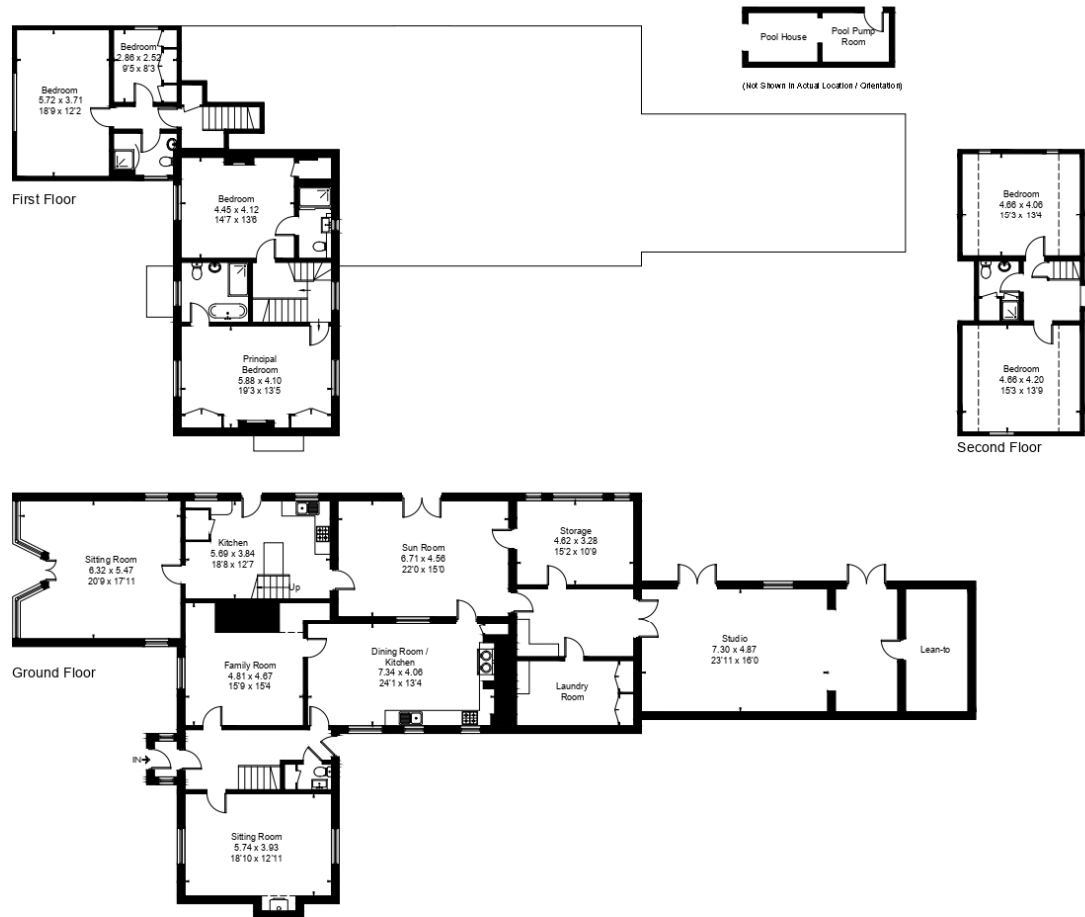
- Freehold
- Mains water, mains drainage. Oil fired central heating
- Council tax band: F (Wiltshire Council)
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website

GUIDE PRICE £1,250,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



The Street, All Cannings Dezives, SN10
 Approximate Area = 4671 sq ft / 434 sq m
 Outbuilding = 116 sq ft / 10.8 sq m (Excluding Lean-to)
 Total = 4787 sq ft / 444.8 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107422

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