



**THE FAIRWAY,  
DEVIZES**

**Carter Jonas**

## **SECRET VALLEY, 35 THE FAIRWAY, DEVIZES, WILTSHIRE, SN10 5DX**

**LOCATED ON ONE OF DEVIZES'S MOST SOUGHT-AFTER ROAD, THIS IS A STUNNING FAMILY HOUSE, IMPECCABLY PRESENTED AND OFFERING OVER 4000 SQUARE FEET OF ACCOMMODATION.**

### **KEY FEATURES**

- Prime location on the edge of Devizes
- Secluded and private setting yet only a c20 minute walk into town centre
- 5 bedrooms
- Separate 1 bedroom annexe within the grounds
- Immaculately presented throughout
- Flexible accommodation
- Driveway parking and double car port
- Beautifully maintained gardens and large paddock
- c3.05 acres in all
- Being sold with No Onward Chain



### **SITUATION**

Secret Valley is situated on the edge of the town of Devizes. The Fairway is an exclusive private no through road, perfectly positioned within easy walking distance of the town centre and its excellent amenities. Lined with substantial detached homes, the road presents an attractive blend of architectural styles, contributing to its reputation as one of the area's most desirable residential addresses.

The town centre, with its open market square, has a weekly produce and monthly farmers market and also provides an extensive range of everyday shops, including three major supermarkets. Other amenities include a theatre and various pubs and restaurants. The property is well positioned for excellent schooling including Marlborough College, Dauntsey's, St Mary's Calne and Stonar. Commuting links are good with Pewsey and Chippenham stations giving direct access to London Paddington (about 1 hour). The A303 is 16 miles to the south and the M4 (Junction 15) is 18 miles away. Marlborough is about 9 miles away and Bath, Bristol and Swindon are easily accessible.

## DESCRIPTION

Private, secluded and beautifully finished throughout, Secret Valley offers outstanding accommodation in one of the town's most prestigious roads.

Secret Valley is an exceptional five-bedroom detached home, privately positioned at the end of a no-through road and set within more than three acres of beautifully landscaped grounds. Immaculately presented, the owners have painstakingly renovated and extended the property to create a superb family home, with flexible accommodation throughout to cater for all needs.

Designed for both sophisticated entertaining and relaxed family living, the house offers generous, light-filled reception spaces, including an elegant sitting room with open fireplace and a stunning L-shaped dual-aspect living area opening onto the formal lawns. The stylish kitchen features a large central island, bar area, and direct access to the east-facing terrace, all set on French limestone flooring with underfloor heating.

Upstairs, there is a great feeling of space with all bedrooms located off the generous landing. The principal bedroom is of epic proportions and enjoys superb natural light, a private balcony, dressing area and a luxury ensuite. The dressing room could be converted back into a bedroom, should there be the need for another room on this floor. Three further bedrooms (one with an ensuite shower room) and the immaculate family bathroom complete the first floor.

A separate external guest suite offers incredibly flexible extra accommodation. It provides excellent privacy for visitors or extended family and also offers the ideal spot for a home office.

## OUTSIDE

The property is approached through double gates that open onto a generous private driveway, offering ample parking in addition to the double carport.

The grounds at Secret Valley have been meticulously maintained, creating a peaceful and mature green setting that wraps around the house. With terraces to the south and east, there is no shortage of options when it comes to outdoor entertaining and alfresco dining. The formal gardens are beautifully arranged, with immaculate lawns and a range of trees and shrubs.

A traditional five-bar gate opens into a woodland area, with a winding path leading down to a level, enclosed paddock complete with a natural pond and detached outbuilding/annexe. This versatile building features a fitted kitchenette, shower room and a reception area laid with flagstone flooring, offering potential as a studio, office, or guest accommodation. To the rear, a substantial machinery and vehicle store with an electric up and over door provides excellent garden storage.





Classification L2 - Business Data



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## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, drainage and electrics, gas central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

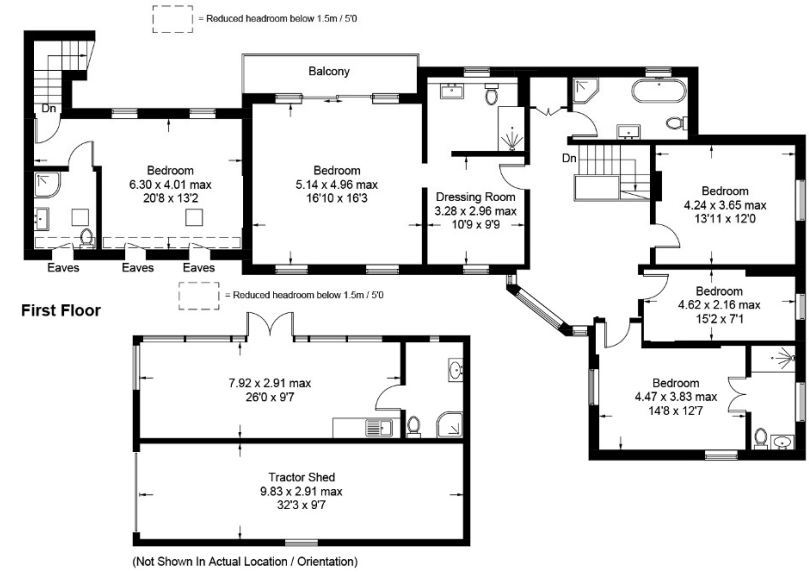
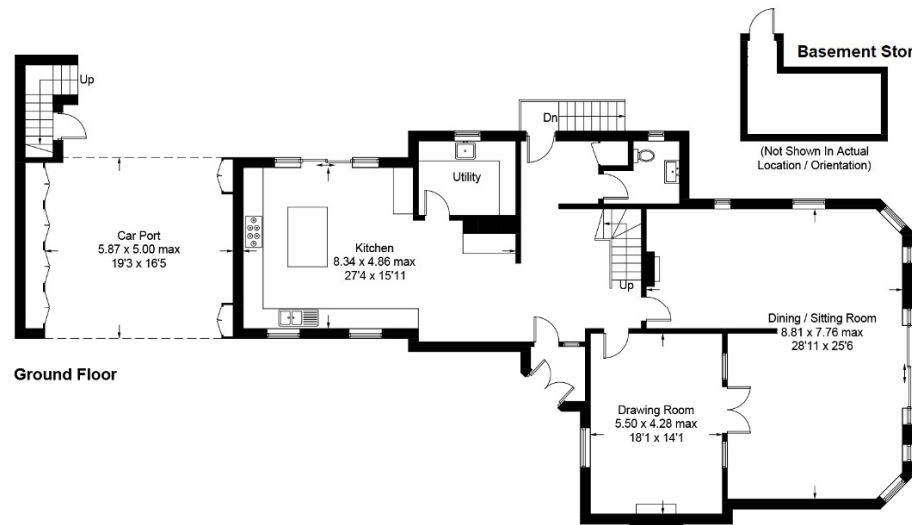
**GUIDE PRICE** £1,450,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



# Secret Valley

Approximate Gross Internal Area = 306.6 sq m / 3300 sq ft  
 Outbuildings = 66.7 sq m / 718 sq ft  
 Total = 373.3 sq m / 4018 sq ft



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