



CHANDLERS CLOSE,
ALL CANNINGS

Carter Jonas

4 CHANDLERS CLOSE, ALL CANNINGS, DEVIZES, WILTSHIRE, SN10 3PH

KEY FEATURES

- o Well-presented mid-terrace home
- o Chain free
- o Spacious sitting room
- o Kitchen
- o Converted loft room
- o Enclosed rear garden
- o Garage and off-road parking
- o Sought-after Pewsey Vale village location

CHARMING TWO-BEDROOM MID-TERRACE HOME IN THE SOUGHT-AFTER VILLAGE OF ALL CANNINGS



SITUATION

Chandlers Close is situated within the heart of the highly regarded village of All Cannings, located just south of the Kennet and Avon Canal in the beautiful Pewsey Vale. The surrounding countryside lies within the North Wessex Downs National Landscape and offers extensive opportunities for walking, cycling and riding via a network of footpaths and bridleways.

All Cannings benefits from a welcoming and active community and offers a range of local amenities including a village shop, village hall, nursery, primary school, church and popular public house/restaurant. The village is also well placed for access to a number of highly regarded secondary and independent schools, including Marlborough College, St Mary's Calne and Dauntsey's School.

The historic market town of Devizes is approximately 6 miles away, whilst Marlborough is around 9 miles distant, providing an excellent range of shopping, dining and leisure facilities. The nearby village of Pewsey, approximately 7 miles away, offers a mainline railway station with regular services to London Paddington in around one hour.

DESCRIPTION

Situated within the highly desirable Wiltshire village of All Cannings, this well-presented two-bedroom mid-terrace home offers comfortable and practical living accommodation, ideally suited to first-time buyers, downsizers or investors alike.

The ground floor comprises a welcoming entrance hall, a bright and spacious sitting room, and a fitted kitchen. A conservatory overlooking the rear garden, providing an additional reception space and enjoying direct access outside.

On the first floor are two well-proportioned bedrooms and a family bathroom. Of added benefit is a converted loft room, offering a versatile space ideal for use as a home office, hobby room or useful storage area.

OUTSIDE

Outside, the property enjoys an enclosed rear garden, perfect for relaxing and entertaining. Further benefits include a single garage and off-road parking.

This delightful home presents an excellent opportunity to acquire a well-maintained property in a thriving village setting, with easy access to the surrounding countryside and nearby market towns.

SERVICES & MATERIAL INFORMATION

Freehold
Mains water, mains drainage
Electric heating
Council Tax Band B
EPC Rating: E
Broadband and mobile coverage can be found via the Ofcom website.

GUIDE PRICE £255,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





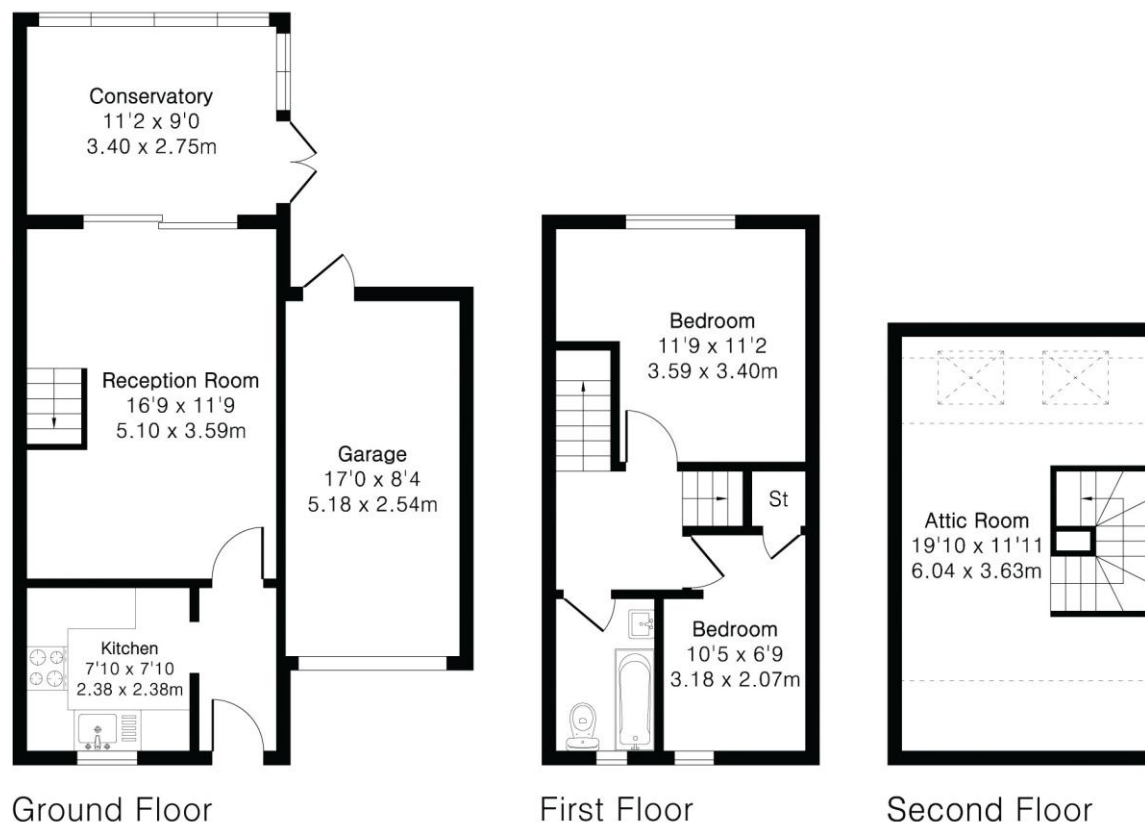
**Approximate Gross Internal Area 948 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 298 sq ft – 28 sq m

Second Floor Area 236 sq ft – 22 sq m

Garage Area 142 sq ft – 13 sq m



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Classification L2 - Business Data