



Cross Key House, The Street, All Cannings,  
Devizes, Wiltshire, SN10 3NY

Guide Price £799,950 Freehold

COOPER  
AND  
TANNER



# Cross Key House, The Street, All Cannings, Devizes, Wiltshire, SN10 3NY

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## Description

Cross Key Cottage is a delightful, detached period residence that enjoys an enviable and slightly elevated position in the desirable village of All Cannings. The home is constructed of mainly brick elevations under a tiled roof. The property has been in the same ownership for many years and is now ready for the next exciting phase of its life to be ceased upon. The home offers pleasing and extended accommodation and enjoys a host of period features and charm. The house does require updating and enhancement however is perfectly habitable in its current form having all modern comforts and heating. The accommodation in brief comprises an entrance porch that gives access to the lounge with fireplace and stairs to the upper level and door to the dining room which in turn has a door to the family room / office. The kitchen / breakfast room has a range of wall and base units along with glazed doors to the rear. Also, on the ground floor is a shower room and WC. On the first floor, a long landing

gives access to the four bedrooms and family bathroom.

## Outside

A track at the side of the home leads to the parking area and access to the substantial four car garage outbuilding with power and light. At the immediate rear of the house is a large brick patio area with planting and pond. The substantial grounds are approximately 2.25 acres with mature trees and mainly lawned areas. With the rear grounds is a generous detached outbuilding.

Agent note – There is a public path that runs to the rear of the garden.

Viewing comes highly recommended to realise the full charm of this substantial village residence. (BY APPOINTMENT ONLY)









## Location

The delightful village of All Cannings is south of the Kennet and Avon Canal and the Pewsey Vale. The village enjoys stunning downland countryside surroundings and is within the North Wessex Downs Area in what is considered as Outstanding Natural Beauty. The village benefits from extensive walking via footpaths and bridleway tracks.

All Cannings is known for being a very welcoming village, with an active community. There is a Shop, Village Hall, Nursery, Primary School, Church, Pub/Restaurant. Secondary and Private schools in the local area include Marlborough College, St Mary's Calne and Dauntsey's School.

The market town of Devizes is approximately 6 miles away, and the historic town of Marlborough approximately 9 miles. The village of Pewsey is approximately 7 miles away and has a mainline station connecting to London Paddington



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** G

**Heating:** Oil

**Services:** Private drainage/ Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- M4/M32/M5



### Train Links

- Pewsey



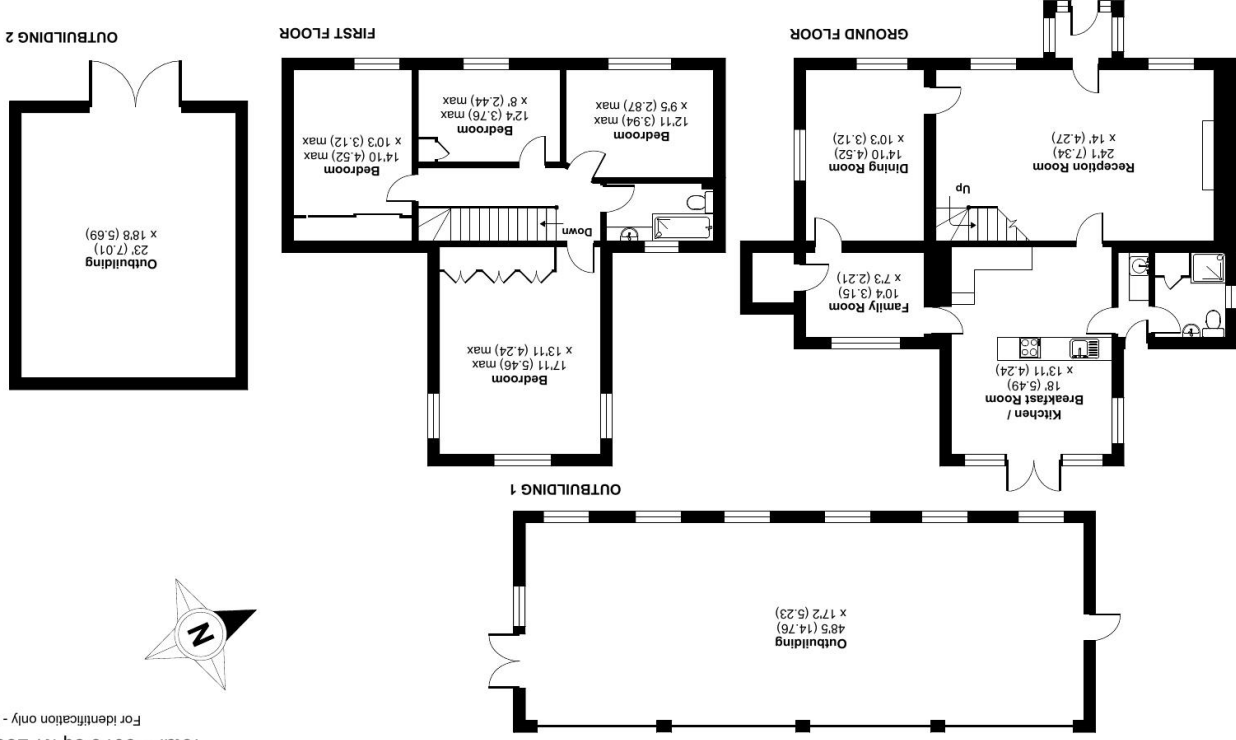
### Nearest Schools

- Devizes / Calne
- Bath / Warminster

# The Street, All Cannings, Deves, SN10

Approximate Area = 1817 sq ft / 168.7 sq m  
 Outbuilding = 1261 sq ft / 117.1 sq m  
 Total = 3078 sq ft / 285.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1096223

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