



DESCRIPTION

This four bedroom family home is well positioned in a pleasant setting, enjoying far reaching views towards Salisbury plain and the beautiful St Mary's Church.

Through the front door there is a light and spacious entrance hall providing access to a 18ft kitchen/dining room with a duel aspect, separate utility cupboard, a stylish cloakroom and a small flight of stairs down to a large sitting room with wood burning stove, and French doors leading out to the rear garden.

Upstairs there is a Master bedroom with en-suite shower room and another double bedroom, both enjoying fantastic open countryside views, two single bedrooms and a delightful family bathroom.

Outside there is West facing wraparound lawned garden providing plenty of privacy, and a gate allowing access to the assigned parking spaces for two cars.

All in all, a wonderful family home in a highly desirable village location.

Market Lavington is a highly desirable Wiltshire village that is only five miles south of the beautiful and historic market town of Devizes and just on the edge of Salisbury Plain. There are plenty of amenities close by including a convenience store, pharmacy, butcher, newsagent, sub post office, doctors surgery, hairdresser and public house all within walking distance. Educational facilities are well catered for with St. Barnabas Primary School and Lavington Secondary School. Dauntsey's Public School & Dauntsey's Academy Primary School are found in the neighbouring village of West Lavington which are also in the catchment area.

Tenure: Freehold
Local Authority: Wiltshire Council



Council Tax Band: C

EPC Rating: C

Mains electricity, water and drainage. Oil fired central heating

KEY FEATURES

- Four bedroom family home
- 18ft kitchen/dining room
- Master bedroom with en-suite
- Family bathroom, utility and WC
- Two allocated parking spaces
- Desirable village location
- 18ft sitting room with French doors
- Two double and two single bedrooms
- Westerly facing private gardens
- Incredible countryside views





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

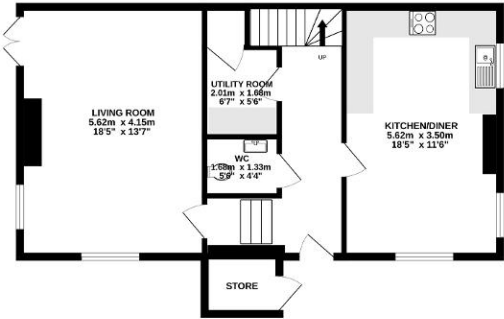
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

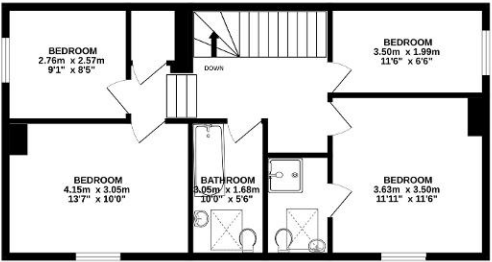
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GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



1ST FLOOR
59.6 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA : 120.9 sq.m. (1302 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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