



54 High Street  
Market Lavington



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SN10 4AG

A simply charming character cottage located centrally in one of Wiltshire's most vibrant villages with an enclosed rear garden, garage and workshop.

- Delightful Victorian Home • Sought After Location
- Extended & Re-fitted Kitchen • Three Good Bedrooms • Bathroom & Shower Room • Character Features • Enclosed Rear Garden • Single Garage & Workshop •

Guide Price £255,000



## Description

A beautifully presented character cottage located within the heart of one of Wiltshire's most vibrant villages with deceptively spacious accommodation arranged over two floors. This endearing property enjoys a pleasant outlook to the rear, is extremely well presented throughout and has been sympathetically updated and improved whilst retaining some original character features. Internally, a sitting room with a log-burning stove at the front of the house opens through into the dining area. Beyond, there is a bright and airy re-fitted kitchen and a smart downstairs bathroom. On the first floor the master bedroom to the rear of the house enjoys views towards Salisbury Plain; whilst also on this floor there are two further well proportioned bedrooms and a modern shower room. Externally, there is a recently landscaped rear garden with a patio terrace, lawn, raised planted beds and a pond. There is also a workshop and hugely beneficial single garage, with direct access from rear garden, providing off-street parking for one car. Further benefits include a modern gas-fired central heating system and UPVC double glazed windows. An internal viewing is highly recommended to fully appreciate the numerous qualities this charming home has to offer.

## Situation

This picturesque Wiltshire village benefits from extensive amenities including primary and secondary schools, doctors surgery, a public house and a church. There is a pharmacy, grocery store, florist, takeaway, Post Office, butchers and hairdressers in the village. Market Lavington lies some five miles south of the bustling market town of Devizes and the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within commuting distance.

## Directions

Leave Devizes on the A360 Potterne Road and continue through the village of Potterne. After leaving the village take the first left at the Black Dog Crossroads signposted to Market Lavington. Turn right at the first roundabout and then left at the next roundabout. Follow the road along into The Market Place and out on to The High Street and the property will be found on the right hand side denoted by our 'For Sale' board.

## Services & Council Tax

Local Authority: Wiltshire Council

Council Tax Band: C

Mains water and electricity are connected. LPG bottled gas-fired central heating system.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



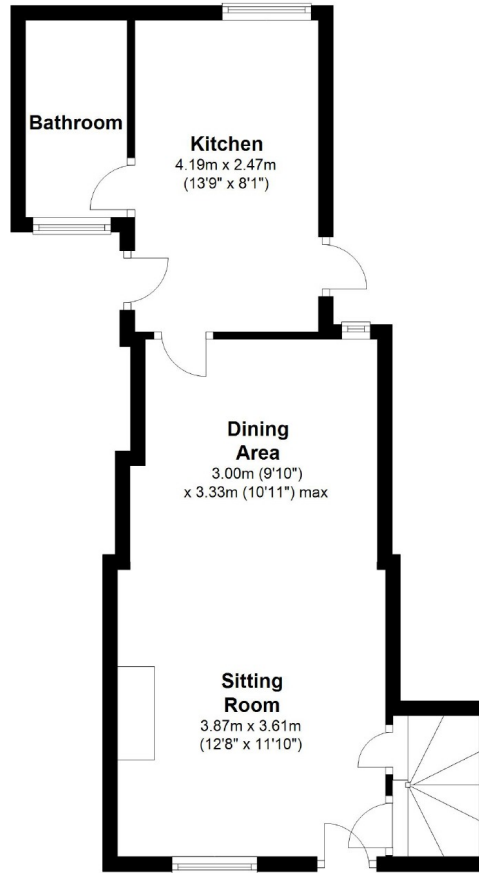
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85



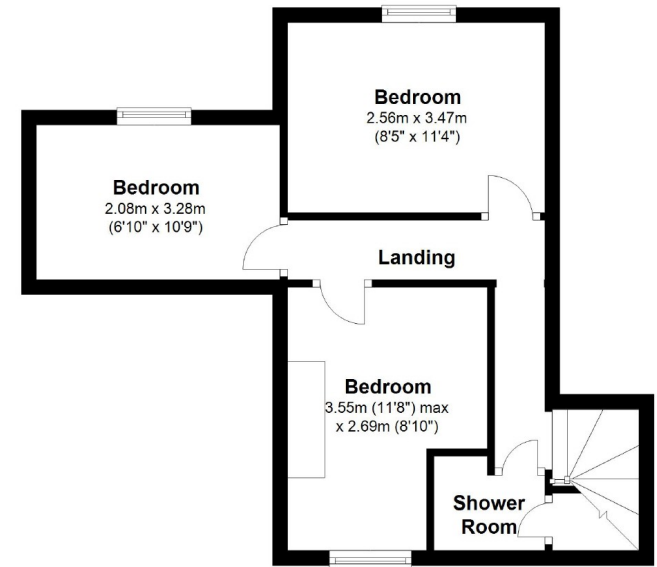
### Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 sq. feet)

6 / 7 Market Place, Devizes, Wiltshire, SN10 1HT  
 Tel: 01380 723451  
 Fax: 01380 729198  
 Email: devizes@strakers.co.uk

[strakers.co.uk](http://strakers.co.uk)

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