

Myddelton&Major

Elm House
MARKET LAVINGTON



THE TOSSEY



Elm House, Kings Road, Market Lavington, Wiltshire, SN104QB

- Five Bedrooms
- Two Bathrooms
- Four Receptions
- Cellar
- Conservatory
- Open Plan Kitchen/Dining Room
- Circa 2 Acres of Grounds
- Glorious Rural Position
- Various Garden Buildings
- Vegetable Garden & Greenhouses

The Property

Set behind a short gated gravel drive and presented with rendered elevations with slate roof over, Elm House is a wonderful detached five bedroom country home set in the most wonderful feature gardens, the front of the house features rambling roses and other climbers.

On entering this lovely family home a large hall is central and off which is situated a study over looking the drive and a large formal reception room with open fire with feature stone surround and a triple aspect. Much of the house features double glazed sash windows.

An open plan and spacious 'cooks' kitchen has generous above and below counter units and work top space and a stunning red AGA. The floor is timber and leads through to a seating area and trap door to a useable cellar in excellent condition, on through to the conservatory which is used for dining, its views are wonderful and is in the perfect position to take in the glorious garden all year round.

In addition, the ground floor has a utility room, downstairs WC and a large boot room leading out to the garden.

Upstairs, there are five bedrooms and two bathrooms (one ensuite) and doors out onto a balcony/terrace with views down the garden.

A true gardeners paradise, Elm House is a magical 5 bedroom family home with stunning landscaped gardens of circa 2 acres

Tenure: Freehold

Size: 2382 ft²

EPC Rating: D (62)

Council Tax Band: E



5



4



2



5

Services - Mains Electricity, Water and Private Drainage - Oil Fired Central Heating

Devizes 5 Miles

• Salisbury 21 Miles

• Westbury Train 10 Miles

• Bath 23 Miles









Outside

The gardens and grounds of Elm House are nothing short of remarkable, a lifetime's work of meticulous planning and care has resulted in a truly beautiful and private outside space. The front of the house has a lovely gravel drive with easy parking for multiple vehicles. The gardens wrap around the house and then extend in a north westerly direction for nearly two hundred meters at the end of which are unbroken far reaching views. The gardens are carefully compartmentalized offering plenty of opportunity to disappear for a day or perhaps absorb yourself in a book or the weekend's papers. There is an astounding selection of specimen trees and shrubs, a large pond, open lawn space and a highly productive kitchen garden. For maintenance there are multiple tractor sheds and two greenhouses. The boundaries are mainly very well established giving a large degree of privacy.

Location

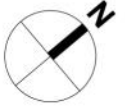
The property is situated on the exclusive Kings Road, on the edge of the thriving Wiltshire village of Market Lavinton which lies 6 miles south of the historic market town of Devizes, and just North of the spectacular down land scenery of Salisbury Plain. There is an excellent range of local facilities in the village that include both sought after primary and secondary schools, a post office, convenience store, chemist, doctors' surgery, church, museum, cafe and village pub. All usual amenities are located in Devizes including the supermarkets of Sainsburys & Morrisons including local boutiques and antique shops. There is once weekly market and local attractions include, the 29 locks of The Caen Flight on the Kennet and Avon Canal, the World Heritage Site at Avebury, 2 museums and over 500 listed buildings ! The popular local private schools include Dauntsey's (situated only a few miles away) and Warminster School. The cathedral city of Salisbury lies within 20 miles.







Approximate Area = 221.3 sq m / 2382 sq ft
 Cellar = 19.3 sq m / 208 sq ft
 Greenhouses = 19.4 sq m / 209 sq ft (Excluding Sheds)
 Total = 260.0 sq m / 2799 sq ft
 Including Limited Use Area (1.6 sq m / 17 sq ft)





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