



📍 The Oakley Home 3 Lavington Lane, West Lavington, Wiltshire, SN10 4EY

🔗 £500,000

One of just 2 'Oakley' homes set within this exceptional new development by Hayfield. This superb 4 bedroom home (1256 sqft) features a bay fronted sitting room and an impressive 20ft open plan kitchen/dining/family room.

- Stylish 4 Bedroom Family Home
- 20FT Open Plan Kitchen/Dining/Family Room
- Bay Fronted Sitting Room
- Laundry/Cloakroom
- Fabulous Bathroom & En Suite With Quality Sanitary Ware
- Single Garage & 2 Private Parking Spaces
- Luxurious High Specification Finish
- Underfloor Heating (GF) / ASHP / Electric Car Charging Points
- Zero Carbon Ready Homes With Solar Panels

🏡 Freehold

🌱 EPC Rating A



CALL STRAKERS TO BOOK AN APPOINTMENT TO SEE THE SUPERB SHOWHOME, NOW OPEN!

'The Oakley' is a beautifully proportioned four bedroom detached family home measuring 1256sqft, set on this prestigious new village development. There are actually only 2 'Oakleys' on the development and this is the last one remaining, with its attractive elevations and well balanced internal layout it is bound to prove popular, so call early to secure your appointment and reservation. This is ready to move into NOW!

Internally, the light hallway with useful under stairs storage cupboard, opens off to a multi purpose downstairs WC/laundry room and the 16'10" bay front sitting room. To the rear of the home is a wonderful 20'3" family orientated kitchen/dining/family room- the heart of any home. French doors lead out to the enclosed rear garden. The kitchen is well equipped with an island, integrated Siemens appliances & Silestone worktops & upstands. On the first floor there are 4 good sized bedrooms complemented by a luxurious family bathroom. Of particular note is the main bedroom that enjoys a walk-in dressing room and a very stylish en suite shower room with a double width shower. Outside to the front there is a garage and parking for 2 cars, whilst to the rear there will be a turfed and fully enclosed garden.

Hayfield Rise is the superb new development by multi award-winning Homebuilder Hayfield in the sought after village of West Lavington. This fine collection of 2,3,4 and 5 bedroom 'A' rated epc Zero Carbon Ready homes all come with solar PV panels, air source heat pumps, underfloor heating and electric vehicle charging points, meaning these high specification homes are both more sustainable and cheaper to run than a standard newly built home. Exceeding expectations all the way.

Situation

The village of West Lavington offers a good range of every day facilities including a village shop, All Saints Norman Church, a vineyard and a popular public house called The Churchill Arms. The thriving market town of Devizes boasts a large selection of shops and restaurants, a thriving weekly produce and antiques market, larger supermarkets, a leisure centre and independent shops. There is also a vibrant live music scene and a variety of festivals and carnivals taking place across the year. Communications are excellent in the area with mainline railway stations up to London located at Pewsey around 13 miles to the east, Westbury circa 9.5 miles and Chippenham slightly further to the west. Access to either the M4 or M3 is a short distance away.

The major centres of Marlborough, Bath and Salisbury are all within a twenty five mile radius. The M3/M4 also gives easy access to the motorway network and to Heathrow and Gatwick airports. Schooling is good locally, with several primary schools on the doorstep including DAPs (Dauntsey's Aid Primary) and a secondary school in Market Lavington. In the private sector there are outstanding schools with the renowned Dauntsey's School set just up the road, Marlborough College 19 miles away and St Margaret's and St Mary's both in Calne.

Property Information

Services: Mains water, drainage & electricity. Each home comes with a 2 years Hayfield Warranty plus a 10 years NHBC Guarantee.

Specification

Externally: Air source heat pumps with underfloor heating to ground floor. Solar PV panels. Electric car charging points. Ring doorbell to all homes. Feature planting to front gardens & turfed rear gardens. Closeboard fencing.

Internally: Contemporary white Laufen bathroom suites. Minoli porcelain wall tiling & luxury Karndean vinyl flooring to bathrooms. Karndean flooring to cloakroom/utility, hallway, kitchen/dining/family room. Walk-in wardrobe to principal bedroom of The Oakley.

Agents Note

Internal photographs shown are taken from other Hayfield show homes purely as an illustration of the specification used and are not necessarily specific to this house type. The main image shown is Home 2 (the adjacent Oakley) as an example of the build once finished.



Disclaimer: 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 representation 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.

Sitting Room	5.15m x 3.34m	16'10" x 10'11"
Kitchen/Dining/Family Room	4.66m x 6.19m	15'3" x 20'3"

Principal Bedroom	3.28m x 3.01m	10'9" x 9'10"
Bedroom 2	3.57m x 3.01m	11'8" x 9'10"
Bedroom 3	2.48m x 3.08m	8'2" x 10'1"
Bedroom 4	2.43m x 3.20m	7'11" x 10'6"

GROUND FLOOR



FIRST FLOOR

