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📍 The Harcourt, Lavington Lane, West Lavington, Wiltshire, SN10 4EY

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🏠 £700,000

'The Harcourt' (Home 42) is a superb one off designed 4 bedroom family home set within this exceptional new development by Hayfield. This exception property features a dual aspect sitting room, a study and an impressive open plan 'L' shaped kitchen/dining/family room.

- Four Double Bedrooms
- Dual Aspect Sitting Room & A Study
- Magnificent Open Plan Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Fabulous Bathroom & En Suite
- 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 COME & SEE THE SUPERB SHOWHOME WHICH IS NOW OPEN.

This is a superb and unique family home, with only one 'Harcourt' on the development. It is a beautifully designed 4 double bedroom family home with an outstanding open plan kitchen/ dining / family room. Please call early to secure your appointment and reservation.

Internally, the light hallway has a useful under stairs storage cupboard and contemporary downstairs cloakroom. The sitting room is dual aspect with a feature bay window to the side. There is a wonderful study that is ideal for anyone working from home. To the rear of the home is a magnificent 'L' shaped family orientated kitchen/dining/family room- the heart of any home! Bi-folding doors off the family room lead out to the enclosed rear garden. The kitchen is well equipped with a splendid range of integrated Siemens appliances & quartz worktops with matching worktops in the separate utility room. On the first floor there are four double bedrooms complemented by a luxurious family bathroom. Of particular note is the main bedroom that has a walk in dressing area and a very stylish en suite shower room with a double width shower. Outside, to the front there is a single garage plus off road 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 ROCA bathroom suites including vanity units & chrome towel rails. Minoli porcelain wall tiling & luxury Karndean vinyl flooring to bathrooms. Karndean flooring to cloakroom, hallway, kitchen/dining/family room. Quartz worktops in kitchen and utility. Fitted wardrobes to principal bedroom of The Harcourt.

Agents Note

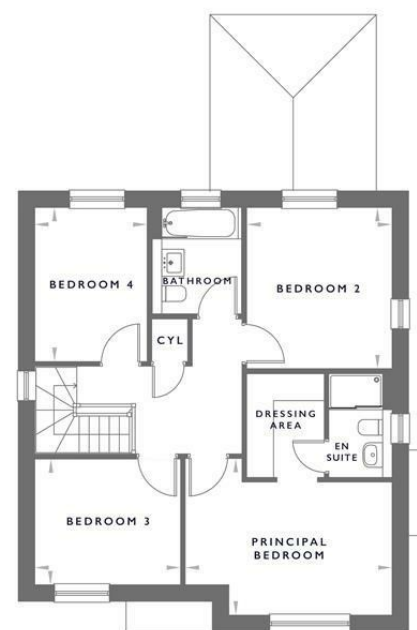
Internal photographs shown are taken from other Hayfield show homes purely as an illustration of the specification used and are not necessarily specific to this house type. The main image is a CGI (computer generated image) as the property is currently still under construction.





GROUND FLOOR

Sitting Room	5.24m x 4.22m	17'2" x 13'10"
Kitchen/Dining Room	3.68m x 5.76m	12'1" x 18'11"
Family room	3.94m x 3.00m	12'11" x 9'10"
Study	2.81m x 2.25m	9'3" x 7'5"



FIRST FLOOR

Principal Bedroom	3.49m x 4.60m	11'5" x 15'1"
Bedroom 2	3.59m x 3.24m	11'9" x 10'7"
Bedroom 3	2.80m x 3.24m	9'2" x 10'7"
Bedroom 4	3.43m x 2.50m	11'3" x 8'2"

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.