



strakers

📍 The Hanwell Home 6 Lavington Lane, West Lavington, Wiltshire,
SN10 4EY

In branch | Online | On the move
strakers.co.uk

📍 The Hanwell Home 6 Lavington Lane, West Lavington, Wiltshire, SN10 4EY

🏠 £910,000

A magnificent five bedroom zero carbon ready home (c..2164sqft) with a high specification finish set within this exceptional new development by Hayfield.

- An Attractive & Incredibly Spacious Family Home
 - 5 Bedrooms
 - Triple Aspect Kitchen/Breakfast/Family Room
 - 3 Reception Rooms Offering Flexible Usage
 - 2 Stylish En Suites & Family Bathroom
 - Double Garage & 4 Private Parking Spaces
 - Luxurious High Specification Finish
 - Underfloor Heating (GF) / ASHP / Electric Car Charging Points
 - EPC A Rated, Zero Carbon Ready Homes With Solar Panels
 - Multi-Awarding Winning 5 Star Homebuilder
- 🏡 Freehold

🌿 EPC Rating A



GREAT INCENTIVE ON OFFER ON THIS HOME WHICH IS £30,000 'YOUR WAY' INCENTIVE-

'The Hanwell' Home 6 is a simply magnificent double fronted 5 bedroom detached family home measuring 2164sqft, set on this prestigious new village development.

This handsome and substantial home has a generous light hallway with useful under stairs storage cupboard and a contemporary downstairs cloakroom. The spacious 15'5" sitting room is complemented by a separate study and dining room (both bay fronted & same dimensions). To the rear of the home is an outstanding triple aspect 23'5" kitchen/breakfast/family room. Wonderful bi folding doors perfectly frame the rear garden and 'bring the outside in.' The kitchen is well equipped with an island, a range of integrated Siemens appliances, quartz worktops & upstands. There is also a separate utility room. On the first floor there are 5 bedrooms complemented by a luxurious family bathroom. Of particular note is the main bedroom that enjoys a walk-in dressing room, and a stylish en suite bathroom. The guest bedroom also has an en suite shower room. Outside to the front there is a double garage and off road parking for 4 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, every Hayfield home is built with an eye for detail, meticulous craftsmanship and lasting legacy in mind.

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.

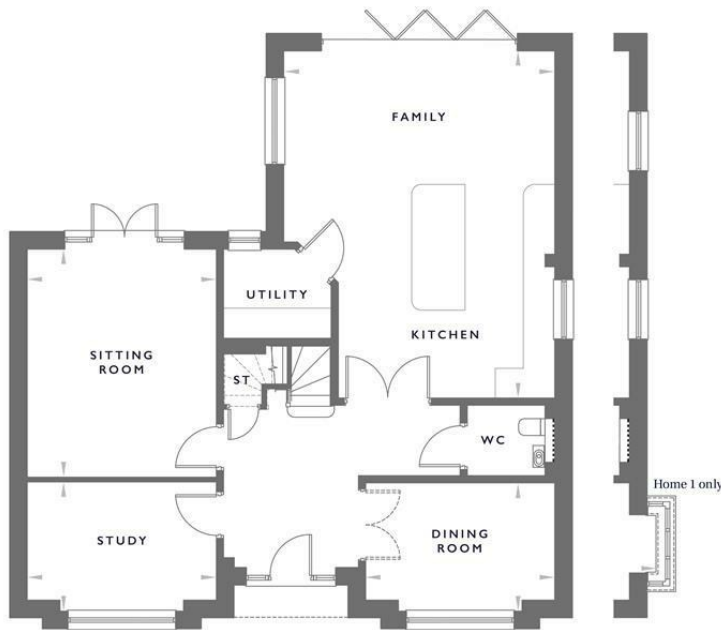
Specification

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 ceramic wall tiling to bathrooms. Fitted wardrobes to principal bedroom of The Hanwell. Minoli ceramic floor tiling to the bathroom, en-suites, kitchen/dining, utility, cloakroom, hall and store under stairs of The Hanwell home.

Agents Note

Internal & external photographs shown are taken from the show home at Hayfield Rise (also a Hanwell) purely as an illustration of the specification used and is not necessarily specific to this home. The Hanwell Home 6 is currently still under construction.





GROUND FLOOR

Sitting Room	4.70m x 3.90m	15'5" x 12'9"
Kitchen/Family Room	7.15m x 5.58m	23'5" x 18'3"
Dining Room	2.64m x 3.90m	8'8" x 12'9"
Study	2.66m x 3.90m	8'9" x 12'9"



FIRST FLOOR

Principal Bedroom	4.15m x 5.58m	13'7" x 18'3"
Bedroom 2	4.37m x 3.22m	14'4" x 10'7"
Bedroom 3	4.30m x 2.80m	14'1" x 9'2"
Bedroom 4	3.06m x 2.80m	10'0" x 9'2"
Bedroom 5	1.89m x 3.41m	6'2" x 11'2"

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.