



📍 The Malthouse, 9 Rutts Lane, West Lavington, Wiltshire, SN10 4LN

🏠 Guide Price £895,000

A handsome individually designed 5 bedroom modern home with far reaching countryside views, set in a delightful rural position.

- Superb Architect Designed Family Home
- 5 Double Bedrooms
- 3 Reception Rooms
- 27ft Open Plan Kitchen/Breakfast Room
- 2 x En Suites + A Family Bathroom
- Beautiful Private Gardens
- Double Garage & Gated Driveway Parking
- Fabulous Views & Rural Walks
- Renowned Dauntsey's School In The Village

🏡 Freehold

🏠 EPC Rating D



A charming and unique 5 bedroom contemporary home set in an enviable location with beautiful countryside views, a double garage and gated parking for up to 5 vehicles.

This immaculately presented family home has a lovely wide entrance hall with oak flooring and a downstairs cloakroom, that opens off to an 18ft dual aspect sitting room with French doors and a 'Minster' style stone fireplace with an inset gas fire (LPG). There is a separate dining room with a bespoke dresser and a door into a flexible study/snug. Of particular note is the superb 27ft open plan kitchen/breakfast room which features granite worktops, natural stone tiled flooring and a butchers block. The numerous integrated appliances include a 5 ring hob, built-in double oven and dishwasher, American style fridge/freezer and a microwave. There are French doors to the rear garden as well as a door into a useful utility room which has a stable door, a washing machine and tumble dryer. The wide first floor landing has a ladder and access up to the part boarded insulated loft, and leads off to the 5 double bedrooms (2 with fitted wardrobes), 2 modern en suites and a contemporary family bathroom. There are wonderful views from the bedrooms over the surrounding countryside.

Outside, twin 5 bar gates open onto a driveway providing parking for numerous vehicles. The detached double garage has light, power and eaves storage. The solar PV panels are location on the south facing garage roof to maximise the efficiency. There are front and side lawns with established shrubs and mature silver birch trees. The garden continues to the rear and features a patio sun terrace with steps to the upper lawn, a rose garden, seasonal plants and a vegetable growing areas with 3 compost bins. The garden enjoys an excellent amount of privacy and is a notable feature of this house. The field to the front is co owned by this house and a number of the local residents and offers peace of mind that the views will remain.

Situation

The property occupies a pleasant position up a tranquil rural lane just on the edge of the village of West Lavington, with fabulous walks and open countryside right on the doorstep. Local amenities include a local store/Post Office, a public house, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School with Devizes town centre being six miles to the north offering a wide range of amenities and a bustling weekly market. The centres of Salisbury, Swindon, Chippenham, Marlborough, Andover and Trowbridge are all within a thirty mile radius.

Property Information

Services: Oil fired central heating, mains water, drainage and electricity. Underfloor heating to kitchen, hall, sitting room and the library/dining room.

Solar PV panels owned and installed. Currently on an excellent original feed in tariff (FIT) which can be transferred to new buyers, generating a good income as well as substantially reducing energy costs throughout the year.

Council Tax: Band G / Broadband Speed: 19 Mbps.

Agents Note: The residents of The Malthouse co own the large field to the front with 27 other co owners (other homes that surround the field). This acts as welcome protection from future development and secures the views. Ownership will duly pass across to the new owners upon completion of the sale.



Rutts Lane, West Lavington, Devizes, SN10

Approximate Area = 2219 sq ft / 206.1 sq m

Limited Use Area(s) = 168 sq ft / 15.6 sq m

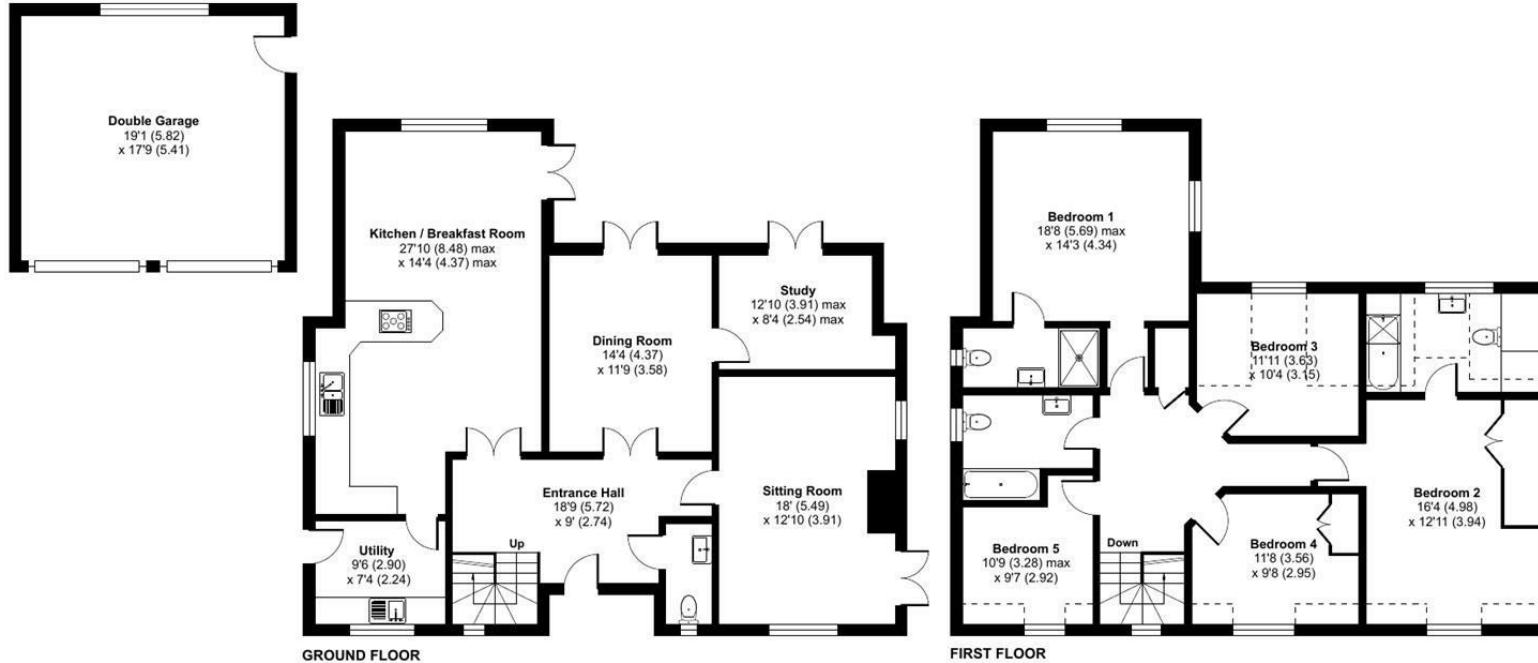
Garage = 342 sq ft / 31.7 sq m

Total = 2729 sq ft / 253.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1118415

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