



📍 1 Dauntsey Court, West Lavington, Wiltshire, SN10 4LR

🏠 Guide Price £280,000

A simply charming 2/3 bedroom end of terrace cottage with great reception space, a corner plot garden and allocated parking.

- No Onward Chain
- Former Almshouse
- Extended From Original Design
- Two Double Bedrooms
- Three Reception Rooms
- Stylish Kitchen/Dining Room
- Two Shower Rooms
- Courtyard Gardens
- Allocated Parking
- Popular Village With Amenities

🏡 Freehold

🏠 EPC Rating G



An endearing country cottage (former Almshouse) believed to date back to the early 1800s with a surprisingly spacious interior that is presented in good order throughout. With private courtyard gardens, allocated parking and wonderful countryside walks right on the doorstep, this is one property not to be missed!

Offered with no onward chain, this cottage is ready to move straight in. The now extended accommodation offers a flexible layout with 2 double bedrooms on the first floor complemented by 3 reception rooms on the ground floor. The study could quite easily be a 3rd bedroom and there are modern shower rooms on both floors.

Internally, a decent sized hallway has stairs up to the first floor and doors opening to the refitted ground floor shower room, the sitting room and kitchen. The stylish kitchen features exposed beams, a range of fitted wall and base cupboards with an integrated electric oven and 4 ring hob and space for further appliances (white goods are available by negotiation). There is a charming bay fronted sitting room with an exposed brick chimney breast, that leads through to the flexible study or 3rd bedroom with fitted wardrobes and a desk. On the first floor the two double bedrooms both enjoy plenty of storage through fitted wardrobes and they are complemented by an upstairs refitted shower room with fully tiled walls.

Outside, there is allocated parking for one car and a low maintenance private courtyard with established shrubs and planting plus a few different seating areas to enjoy.

Situation

The property is located in this popular village of West Lavington, and its neighbouring village of Littleton Panell, have a range of local amenities which include a local store/ Post Office, public houses, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School. There are some fantastic countryside walks right on the doorstep. Devizes town centre is approximately five miles to the north offering a wide range of amenities and a bustling weekly market. The centres of Bath, Salisbury, Swindon, Chippenham, Marlborough, Andover and Trowbridge are all within a 30 mile radius. Westbury train station is approximately twenty minutes drive away with direct lines running to London Paddington and Bristol.

Property Information

Council Tax Band: C

Mains water, drainage and electricity connected at the property. Heating is an electric boiler but could be changed to oil or an air source heat pump to increase the epc rating.

Located in a Conservation Area.

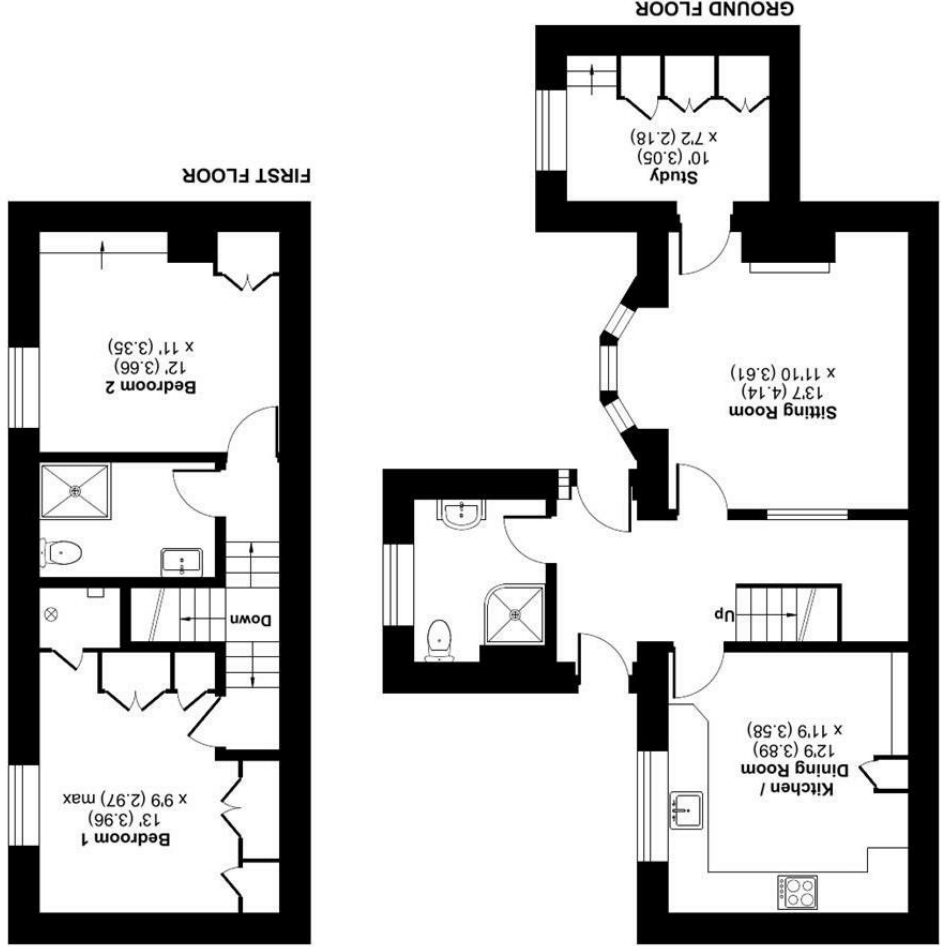


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise 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.

Dauntsey Court, West Lavington, Devizes, SN10

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
 Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating
 Produced for Strakers. REF: 1130549