



📍 3 The Clay, Easterton, Easterton, Wiltshire, SN10 4PB

🔗 Guide Price £850,000

A spacious 4-bedroom detached family home. Occupying an enviable position, down a quiet lane, with the most amazing countryside views to the rear, giving you a slice of rural heaven blended seamlessly with convenient family living.

- Spacious 4-bedroom family home
- Flexible accommodation throughout
- Beautiful large southerly facing rear garden
- Amazing rolling countryside views to the rear
- Sought after village location
- Double garage & ample driveway parking
- Dressing area and en-suite to principal bedroom
- 3 reception rooms
- Separate office and utility room
- Solar PV panels with FiT of £2,500 p.a

🏠 Freehold

🏠 EPC Rating D



A superb, flexible home in a fantastic village location. With a beautiful garden and dramatic countryside views to the rear, this would make for the most amazing family home or for those looking to settle in to Wiltshire village life.

The ground floor accommodation offers space for all the family. The generously sized, dual aspect living room boasts a wood-burning stove with stone surround, wood effect flooring, ample natural light and French doors to the rear garden. There is a further reception room which could be flexible in use and a formal dining room with tiled flooring, just off the kitchen. You can find a fantastic feature of this home in the 21'8ft, triple aspect, bay-fronted kitchen/breakfast room/snug. The kitchen is modern in style and well-equipped with a 'Belling' range style cooker, with gas ring hob, a range of floor & wall mounted units, dishwasher, breakfast bar, snug area and access to the rear garden. Completing the ground floor accommodation is a cloakroom, office space, perfect for home working and a separate convenient utility room with access to the garage.

To the first floor, equally spacious accommodation is presented in the way of 4-bedrooms. The principal bedroom boasts a dressing room space, refitted en-suite shower room and a floor to ceiling window to start your day with the most beautiful of outlooks. There are a further 3-double bedrooms available. Completing this family home is the family bathroom, with roll-top bath, separate shower and 'his & hers' wash basins.

Externally, there is solar panels with a guaranteed feed in tariff of £2,500 p.a, driveway parking for 4/5 vehicles, a double garage with light & power and the incredible rear garden. The garden is south/south westerly facing, with a large lawn area with wilding flowers, wooded area, vegetable patches, a greenhouse, a shed and summerhouse making the most of the breath-taking views.

A wonderful family home, and an opportunity certainly not to be missed.

Situation

This family home is situated along a quiet country lane in an outstanding rural position between the two sought after villages of Easterton and Market Lavington, with open countryside all around and far reaching views up to Salisbury Plain.

Easterton offers a thriving public house whilst Market Lavington enjoys numerous amenities to include local shops and cafes, an excellent butcher's, a pharmacy plus a medical centre. The renowned Dauntsey's School is less than 3 miles away, with Marlborough College and St Marys Calne also easily accessible.

The nearby market town of Devizes is about 6 miles away and Pewsey, with its mainline railway station is only 10 miles away. The major centres of Bath (45 minutes), Swindon, and Salisbury together with the country towns of Marlborough, Chippenham and Trowbridge are all within a 20 to 25 mile radius.

Communications in the area are excellent with main line rail services to London Paddington from Pewsey in approximately 1 hour and to London Waterloo from Andover in 1 hour 10 minutes. The M3 to the south (A303) and the M4 to the north provide fast road access to London and the West Country along with Heathrow and Gatwick airports.

Property Information

4kw solar panels with guaranteed feed in tariff from December 2011 to December 2036. We are advised the feed in tariff is £2,500 p.a.

All mains services connected.

EPC register: D

Council tax band: G

Agents note: there is a shared driveway between 1 other property.



The Clay, Easterton, Devizes, SN10

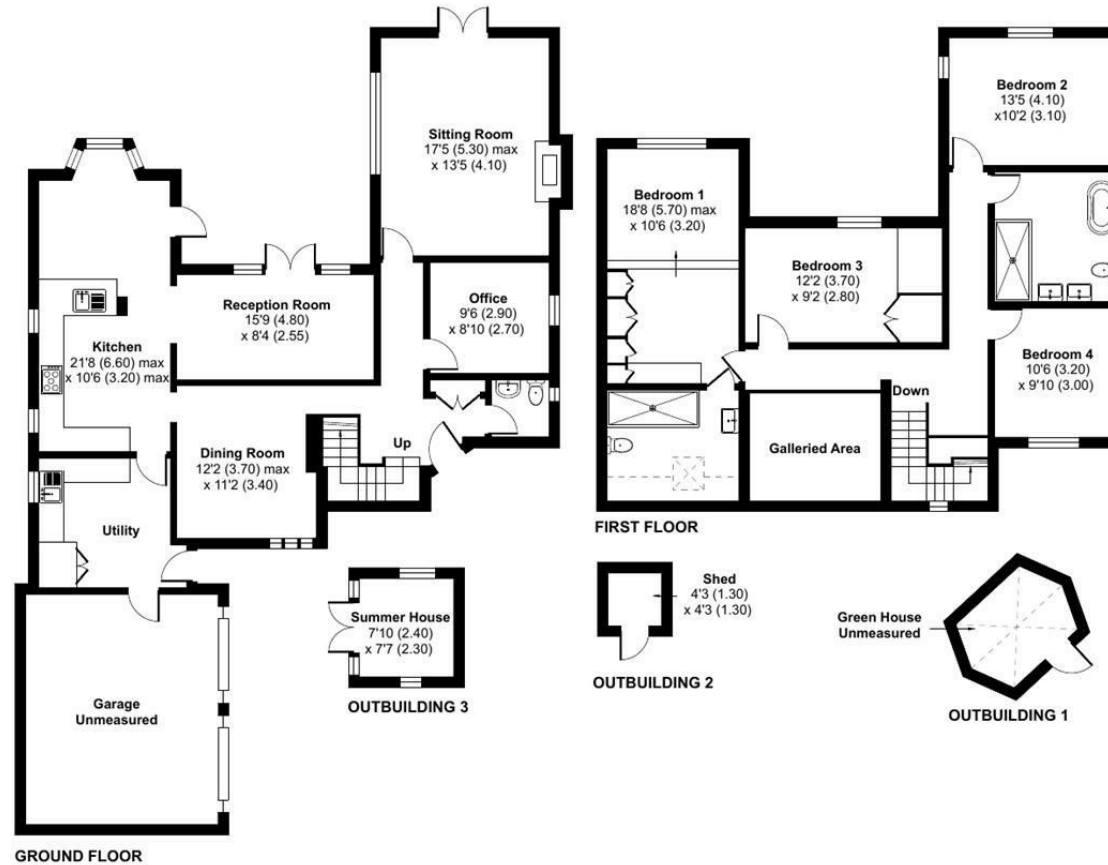
Approximate Area = 2121 sq ft / 197 sq m (excludes garage / green house)

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Outbuildings = 77 sq ft / 7.1 sq m

Total = 2219 sq ft / 206.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Strakers. REF: 1133096

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