





📍 1a Fiddington Clays, Market Lavington, Wiltshire, SN10 4BS

🏠 Guide Price £685,000

Built in circa 2020, this modern 4-bedroom, 3-bathroom, detached home is the epitome of convenient family living.

- Built circa 2020
- 4-bedrooms
- 3-bathrooms
- Open plan downstairs living
- Ample driveway parking and double garage
- Room above the double garage
- Sought after village
- Walking distance to amenities
- Great location for local schooling

🏡 Freehold

🏠 EPC Rating C





A modern 4-bedroom, 3-bathroom, detached family home in the sought after village of Market Lavington. The property further benefits from a large driveway, double garage with room above and open plan living on the ground floor.

As you enter through the front door, you are met with a spacious entrance hallway that provides access to the open plan ground floor accommodation. Taking the door on your left of the entrance hallway, it leads you through to the fantastically spacious and light reception/family room. Providing a comfortable yet cosy space for all the family, it is warmed through with a large, oval wood-burner and has bi-folding doors allowing a flow from inside to out. The family room, opens seamlessly to the real heart of this family home, the kitchen. With another set of bi-folding doors, large central island/breakfast bar, a range of wall/floor mounted units, integral appliances including double oven/grill, fridge/freezer, dishwasher and countertop hob with raising extractor fan. Just off the kitchen, there is a flexible dining space and a separate utility room with external access and a downstairs W/C.

On the first floor, there are 3 well proportioned bedrooms, each with built in wardrobe space. The principal bedroom on this floor boasts an en-suite shower room and there is a further modern, family bathroom with a corner shower unit and bath completing the first floor accommodation.

The second floor provides an ideal guest bedroom, with it's own large bathroom with shower and a roll top bath, there is also a cupboard on the spacious landing providing storage.

Externally, electric gates open up to a private gravelled driveway with parking for multiple vehicles, there is also a double garage with a room above which could be used an occasional 5th bedroom or would make an ideal study with a W/C. The garden wraps around the property and is mostly laid to lawn with decking and patio areas to be enjoyed.

A truly unique family home, not to be missed.

#### **Situation**

The property is located on the outskirts of a popular village development that is close to shops. The popular Wiltshire village of Market Lavington benefits from extensive amenities including a primary and secondary school, a doctor's surgery, a public house, an active village hall and a church. There is a pharmacy, grocery store, Post Office, butchers and hairdressers in the village. Market Lavington lies some five miles south of the bustling market town of Devizes and the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within commuting distance.

#### **Property Information**

Oil fired central heating. We are advised all other mains services are connected.

Agents note: The property is situated in a conservation area.

Tenure: Freehold

EPC rating: C

Council tax band: F



# Fiddington Clays, Market Lavington, Devizes, SN10

Approximate Area = 1665 sq ft / 154.6 sq m

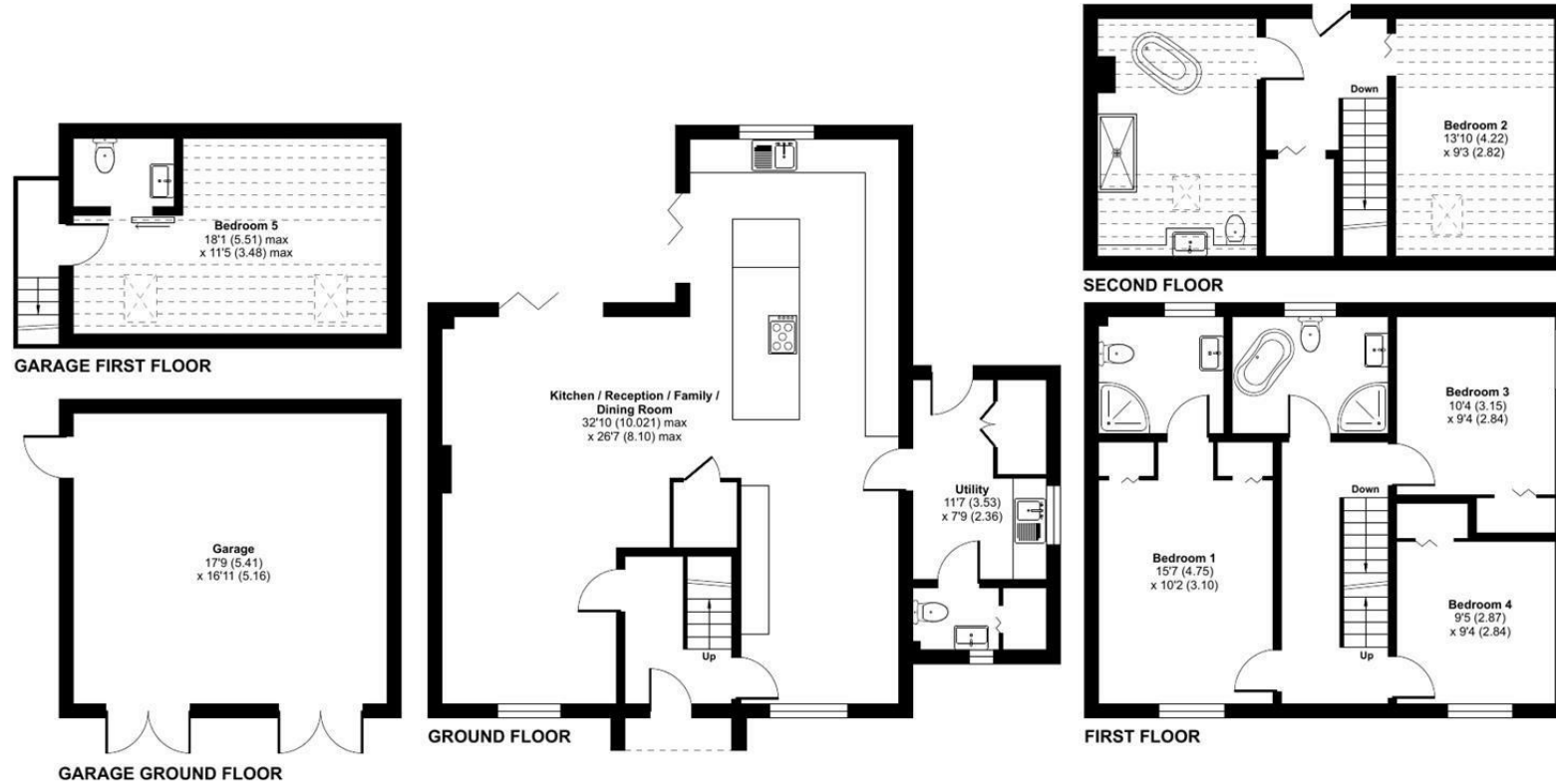
Limited Use Area(s) = 324 sq ft / 30.1 sq m

Garages = 356 sq ft / 33 sq m

Total = 2345 sq ft / 217.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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