





📍 6 Lavington Lane, Littleton Panell, Devizes, Wiltshire, SN10 4EY

🏠 Guide Price £279,000

A charming 2-bedroom period, terraced cottage. Offering well-presented accommodation throughout, within the delightful hamlet of Littleton Panell, benefitting from a circa 150ft garden with studio/sunroom cabin.

- 2-double bedrooms
- Period cottage situated in a conservation area
- Circa 150ft easterly facing garden
- Large reception room with wood-burner and bay-window
- Kitchen/dining with garden outlook
- Separate utility/storage cupboard
- Located in delightful hamlet of Littleton Panell
- Studio/sunroom cabin at the end of the garden

🏠 Freehold

🏠 EPC Rating D





A charming 2-bedroom period cottage dating back approximately 160 years, offering character, space, and a fantastic circa 150ft garden. Situated in the heart of Littleton Panell, this home enjoys a wonderful balance of cosy interiors and generous outdoor space.

The large reception room welcomes you in, featuring a bay window and a wood-burning stove, creating a warm and inviting space. Beyond this, a separate utility/storage cupboard adds practicality before leading into the kitchen/dining room at the rear. The kitchen enjoys a lovely outlook over the garden and offers a range of wall and floor-mounted units, an integral electric oven and hob, with direct access to the rear garden.

On the first floor, a landing cupboard provides additional storage, and two well-proportioned double bedrooms offer flexibility, each with space for further storage solutions. A family bathroom with a shower over the bath completes the internal accommodation.

Externally, the stunning east-facing garden stretches approximately 150ft, mostly laid to lawn with a good-sized patio area—perfect for enjoying the peaceful surroundings. At the far end, a sunroom/studio provides an ideal retreat or workspace. On-street parking is available directly outside.

### **Situation**

Littleton Panell and its neighbouring village of West Lavington, 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. 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**

Electric storage room heaters. We are advised all other mains services are connected.

Agents note: The property is located in a conservation area. There is a communal access path to the rear of the terrace.

Tenure: Freehold

EPC rating: D

Council tax band: B



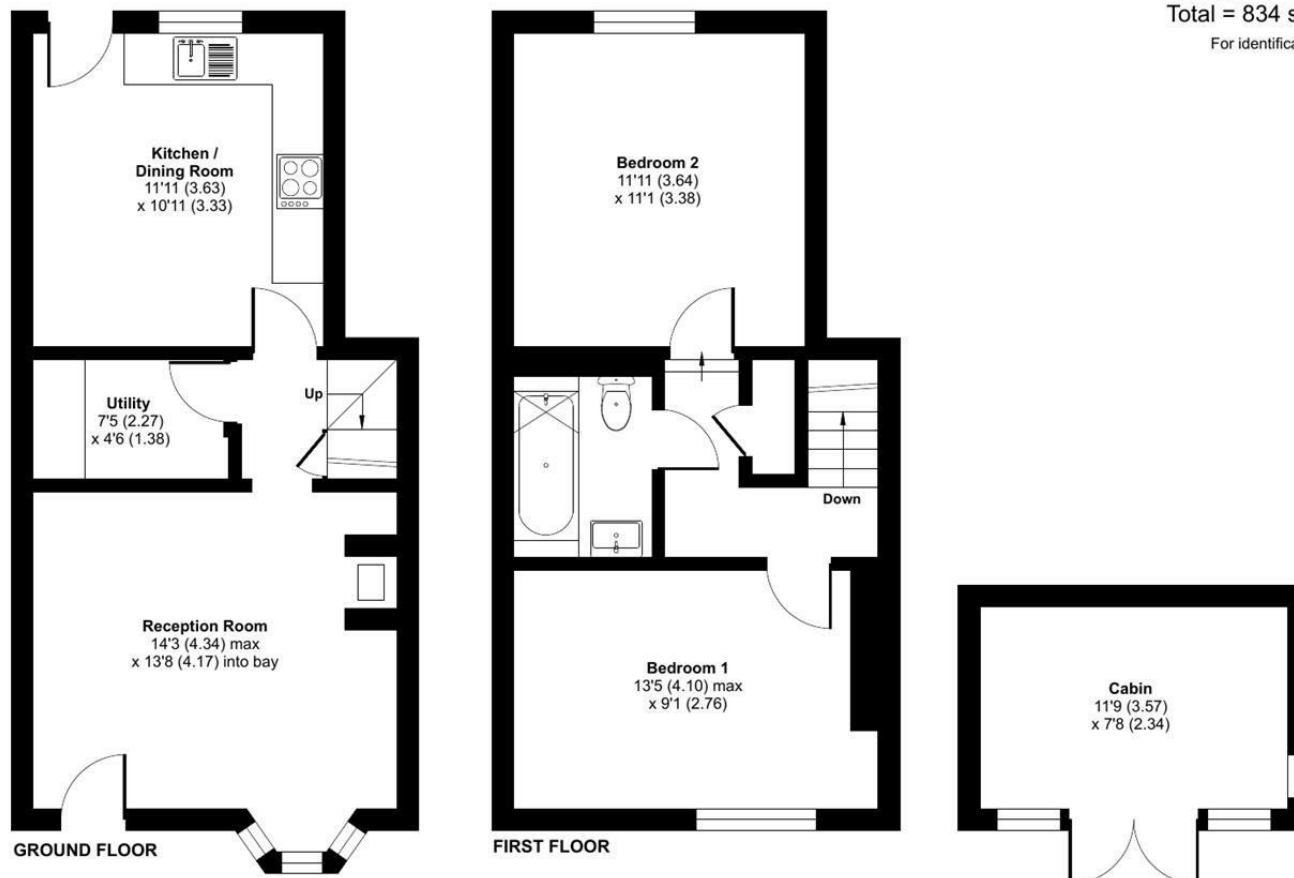
## Lavington Lane, Littleton Panell, Devizes, SN10

Approximate Area = 744 sq ft / 69.1 sq m

Garage = 90 sq ft / 8.3 sq m

Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1249543

**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.