



📍 Hill House, 52 High Street, Easterton, Wiltshire, SN10 4PG

🏠 Guide Price £735,000

An incredibly spacious family home set in a beautifully elevated position, with generous gardens ample parking and fine views.

- Substantial Detached Family Home
- Wonderfully Positioned With Far Reaching Views
- 5 Bedrooms + Dressing Room/Cot Room
- 3 Reception Rooms
- 34ft Kitchen/Breakfast Room
- Generous Gardens Of 0.48 Acre
- Ample Parking & Double Garage
- Lots Of Potential Still
- Popular Village With A Good Pub

🏡 Freehold

🏠 EPC Rating D



A unique detached family home set in a commanding elevated position with views over the village of Easterton and countryside beyond. This fabulous home sits in generous gardens approaching 1/2 an acre. The well laid out accommodation is over 2300sqft and is very flexible with 5 bedrooms complemented excellent reception space as well as a 34ft kitchen!

'Hill House' is ready to move in and enjoy, but equally offers potential new owners a great opportunity to put their own stamp on it- whether that is through extensions or further modernisation. The competitive guide price for a one-off house of this size in such large gardens allows buyers some creativity and funds to make changes without reaching a ceiling on the end value. Internally, an entrance hall leads off to a study with 2 fitted desks and glass panelled doors and steps down into a triple aspect sitting room with a raised brick fireplace and inset log burner. Of particular note is the 34'10" kitchen/breakfast room that is open plan into a separate family room creating a very impressive eating/entertaining area. The painted kitchen has ample worktops and fitted units, an oven, grill and 4 ring hob. There is an additional utility, cloakroom and rear covered passageway. On the first floor a long landing has doors off to 5 bedrooms plus a flexible study/dressing room/6th bedroom as well as a family bathroom. The principal bedroom has fitted wardrobes as well as its own en suite bathroom.

Outside, wooden double gates open on to a driveway with parking for two cars just through the gates and further parking at the top of the slope near the double garage which has light and power (and workshop to the rear). The well tended gardens are set over a few tiers with extensive lawns, various private seating areas, and a variety of fruit trees including apple, pear, cherry and plum trees. There is also a shed, BBQ and wood store.

Situation

Easterton is a small village set between Market Lavington and Urchfont close to the foothills of the Salisbury Plain. The village itself offers a thriving public house with Market Lavington offering further facilities to include a local butcher's shop, medical centre, schools and shops and public houses. Hill House is in the priority catchment area for Lavington School and the renowned Dauntsey's School. The nearby market towns of Devizes and Marlborough provide a comprehensive range of amenities including shopping and sporting activities. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury. The M3/4 also gives easy access to the motorway network and to Heathrow and Gatwick airports. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius.

Property Information

Council Tax Band: F

Services: Mains electricity, drainage and water are all connected. Heating is oil fired heating.

In a Conservation Area.



High Street, Easterton, Devizes, SN10

Approximate Area = 2316 sq ft / 215.1 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 514 sq ft / 47.7 sq m

Store = 49 sq ft / 4.5 sq m

Total = 2927 sq ft / 271.9 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: 1123418

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