



📍 2 Lavington Hill, Market Lavington, Wiltshire, SN10 4DR

🏠 Guide Price £350,000

A well positioned and very smartly presented semi detached family home with generous front and rear gardens.

- Excellent family Home
- Three Bedrooms
- Modern Bathroom & Shower Room
- Sitting Room With Parquet Floor & Log Burner
- Open Plan Contemporary Kitchen/Dining Room
- Separate Utility Room
- Good Gardens To Both Front & Rear
- Ample Parking Available
- Countryside Walks On The Doorstep
- Thriving Village With Numerous Amenities

🏠 Freehold

🏠 EPC Rating D



A beautifully presented 3 bedroom mature family home set in a popular location away from any main roads, within the highly sought after village of Market Lavington. The property boasts good sized established gardens to both the front and rear as well as parking in the communal parking area to the rear.

Internally, the house has a great amount of space. Set off the hallway is a sitting room featuring a multi-fuel stove, a large window overlooking the front lawn and polished parquet flooring. There is a 17ft dual aspect contemporary kitchen/dining room with a good range of fitted wall and base units, a new double oven, 4 ring electric hob, a dishwasher and wood effect flooring. In addition there is a handy utility room that houses the oil fired central heating boiler, and a modern downstairs bathroom. On the first floor, there are three bedrooms (2 large doubles plus a single), complemented by a shower room. The two rear bedrooms have nice views over the gardens, whilst the landing and Bedroom 3 windows enjoy far reaching views across to St Mary's Church.

Outside, the property features attractive gardens to both the front and rear with good sized lawns, established beds and shrubs. The rear garden has an extended Indian sandstone patio sun terrace making an ideal spot for summer al fresco eating and entertaining. Steps descend down to a lawn and two sheds (one with light and power), and there is gated access to a communal parking area for a good number of cars for use by the residents of Lavington Hill- set directly behind the property. Some houses have created additional parking at the front of their respective houses also.

Situation

The property is well situated within the village set up and along a leafy lane away from any main roads, with wonderful countryside walks on the doorstep and yet also conveniently close to the village centre. This popular Wiltshire village benefits from extensive amenities including a primary and secondary school, doctors surgery, a public house, a couple of cafés and a church. There is a pharmacy, grocery store, 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

Council Tax Band: C / Services: Mains drainage, electricity and water. Oil fired central heating / Broadband Speed: 70Mbps.

Agents Note: Please note there was previously planning permission granted for a 4th bedroom under application number: E/10/0348/FUL. This has since lapsed but there is scope to try and reinstate it if one required further accommodation.



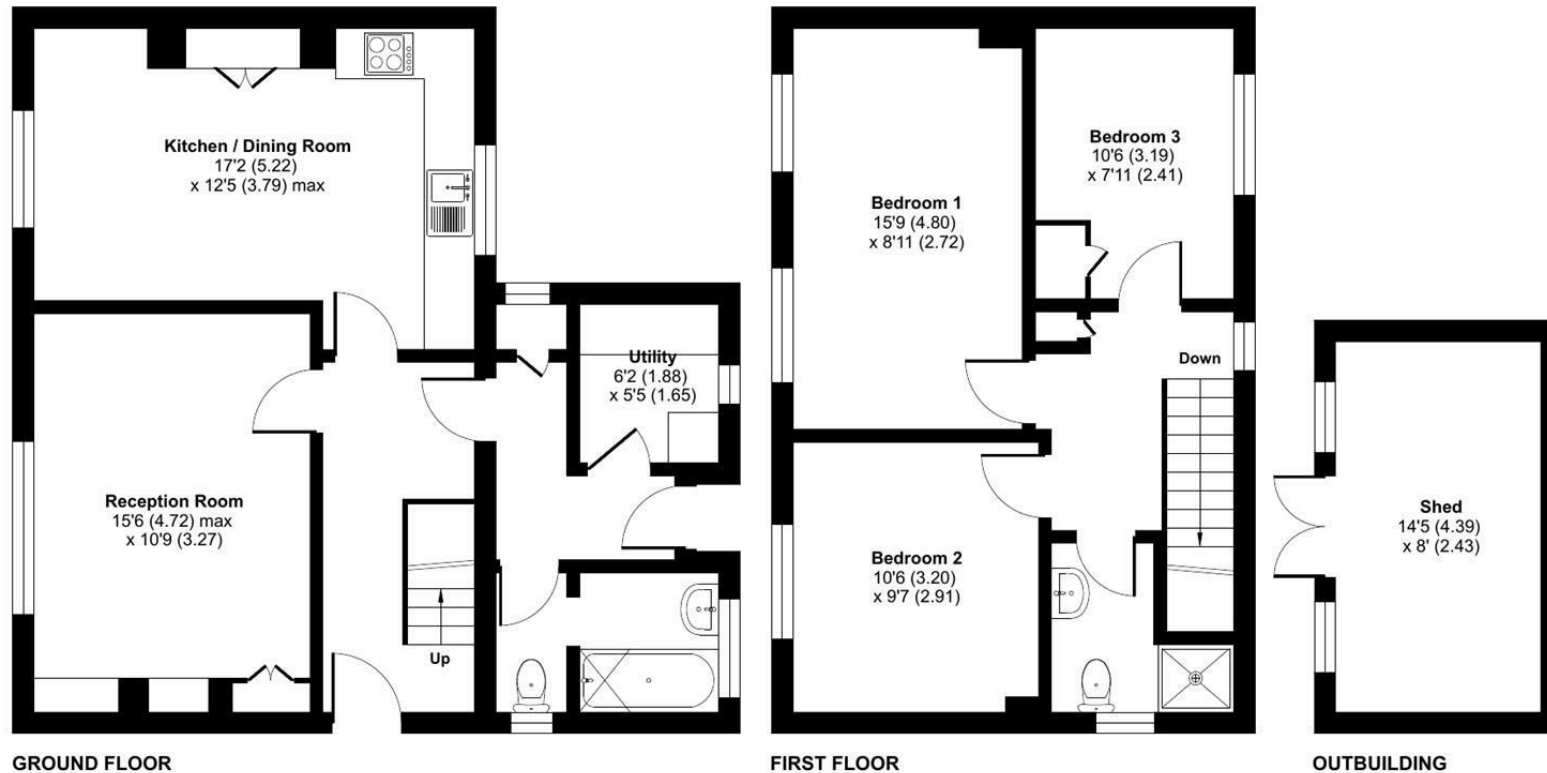
Lavington Hill, Market Lavington, Devizes, SN10

Approximate Area = 1052 sq ft / 97.7 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 1167 sq ft / 108.3 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). © nitchecom 2025. Produced for Strakers. REF: 1286523

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