

# Market Lavington

## Wiltshire

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LEDGE HOUSE  
KINGS ROAD  
MARKET LAVINGTON  
DEVIZES  
WILTSHIRE  
SN10 4QB

A most impressive village family home with truly splendid gardens.

- An Incredibly Spacious Individually Designed Property
- Over 4600ft<sup>2</sup> (including the Double Garage)
- Flexible Layout Over 3 Floors
- 6 Bedrooms
- 2 Receptions plus an Amdega Conservatory
- Potential Lower Ground Floor Annexe Arrangement / 7<sup>th</sup> Bedroom
- Incredible Gardens of circa 1.3 Acres
- Wonderful Far-Reaching Views

**Guide Price £1.1m**





## DESCRIPTION

Built in 1990 and on the market for the first time in 33 years, Ledge House is one very impressive house. This wonderful family home is set in enviable gardens of around 1.3 acres, including a small area of woodland, and has fantastic views down the valley behind. Internally, the first thing you notice about this house is the amount of space on offer, as well as how flexible the layout is. The accommodation is arranged over 3 floors, with the large lower ground floor bedroom, shower room and kitchenette having great potential to be used as a self-contained annexe, games room or even an Air BnB. A light and airy vaulted entrance hall with gallery landing, has a door into a 25ft x 24ft triple aspect drawing/dining room with bay window and a 'Minster' style open fireplace. From here double doors open into a breakfast room with steps down to the country cottage style kitchen that features a range of fitted units, an AGA, and an AEG oven with electric hob. Accessed off the inner hall is a second staircase, a door into the double garage, and further doors into a snug with a log burning stove, a large Amdega conservatory and a useful utility room. On the first floor there are 6 double bedrooms, all with lovely views over the gardens and countryside beyond. The 23ft bay fronted main bedroom has its own sizeable en suite bathroom, and there are two further family bathrooms plus an en suite WC to bedroom 5.

Outside, this house truly excels with the mature well-kept gardens enjoying an excellent amount of privacy. The house sits in the middle of the plot so enjoys sun all day and has a number of places designed to sit and enjoy it, whether that is by the nature pond at the front or the rear patio sun terrace. There are extensive lawns, interspersed with well stocked colourful borders and flower beds, an array of mature trees (including a triangular area of woodland), plus a hidden away productive vegetable garden at the top of the grounds beside the gated entrance and long driveway that sweeps up the house providing ample parking.

## SITUATION

This unique 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

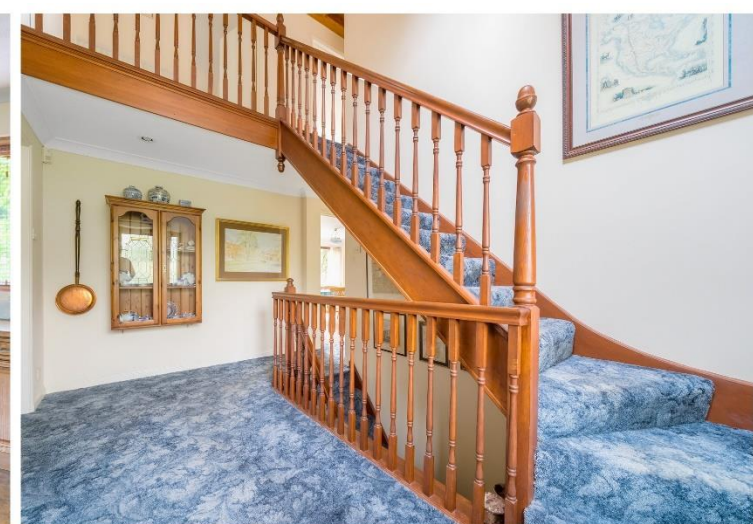
Services: Oil fired heating, mains water and electricity. Private drainage. Freehold. Local Authority is Wiltshire Council. Tax Band G.













# Kings Road, Market Lavington, Devizes, SN10

Denotes restricted  
head height

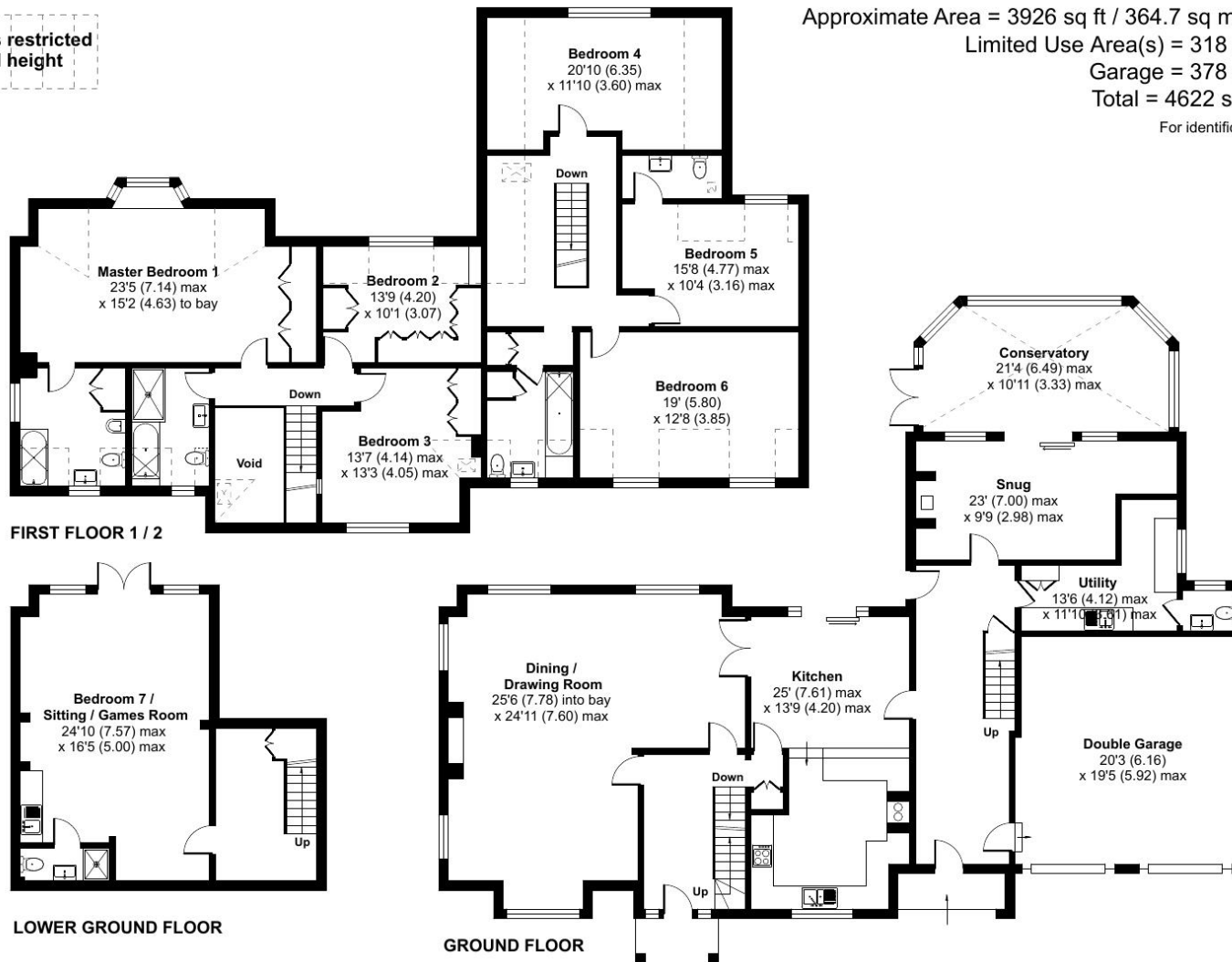
Approximate Area = 3926 sq ft / 364.7 sq m (excludes void)

Limited Use Area(s) = 318 sq ft / 29.5 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 4622 sq ft / 429.3 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). © nchecom 2025. Produced for Strakers. REF: 1304543

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