



📍 16 Canada Rise, Market Lavington, Wiltshire, SN10 4AD

🏠 Guide Price £525,000

A wonderfully appointed 3/4 bedroom detached family home in the sought after development of Canada Rise, on the outskirts of Market Lavington. Offered to the market with no onward chain.

- Detached family home on generous plot
- Flexible accommodation throughout
- No onward chain
- Double garage with attached workshop
- Conservatory
- En-suite to principal bedroom
- Ample storage throughout
- Driveway parking
- Scope to modernise
- Good sized rear garden

🏠 Freehold

🏠 EPC Rating D



Set on a generous plot in a well-regarded residential area on the edge of Market Lavington, this detached family home offers spacious and flexible accommodation, and is available with no onward chain. The property includes an integral garage, multiple reception spaces, and potential to reconfigure or extend, subject to permissions.

The ground floor comprises a central hallway, a bright and spacious dual-aspect reception room, and a separate dining room that opens into a conservatory overlooking the garden. The kitchen is positioned to the front of the house and offers a range of fitted units, with a utility area and downstairs cloakroom adjacent. A small study is also located on the ground floor, alongside internal access to the garage and workshop.

Upstairs, the accommodation is currently arranged as four bedrooms and two bathrooms. However, bedroom 2 is accessed via bedroom 4, making the layout most suitable as a three-bedroom home with a dressing room, nursery, or office attached to bedroom 2. There is also potential to add an en-suite to bedroom 2, making it a generously sized principal suite. The master bedroom includes built-in wardrobes and enjoys an en-suite bathroom with shower as well, while the main family bathroom features a shower.

Outside, the plot offers ample space around the property, with a well-sized rear garden, driveway parking, and a large attached garage with an adjoining workshop. Above the garage is a useful first-floor storage room accessed via a staircase, providing extra flexibility for hobbies or storage, or to turn into an en-suite.

Well-positioned on the outskirts of the village, this home offers a great opportunity to create a long-term family home in a popular and well-served location within easy reach of Devizes and surrounding countryside.

Situation

The property occupies a generous size plot in a small cul-de-sac of similar style properties, situated towards the outskirts of this popular village. Located some five miles south of Devizes on the very edge of Salisbury Plain, Market Lavington boasts an excellent range of facilities including a convenience store, pharmacy, butcher, newsagent/post office, doctors surgery, church, hairdressers and a public house. Educational facilities are well catered for and include St. Barnabas Primary School, Lavington Secondary School and Dauntsey's Public School in the neighbouring village of West Lavington. A wider range of amenities can be found in the busy market town of Devizes and the major employment centres of Bath, Salisbury and Swindon are all within a twenty five mile radius.

Property Information

Services: Oil fired central heating, mains water, electricity and drainage are connected.

Council Tax: Band E

EPC rating: D

Tenure: Freehold



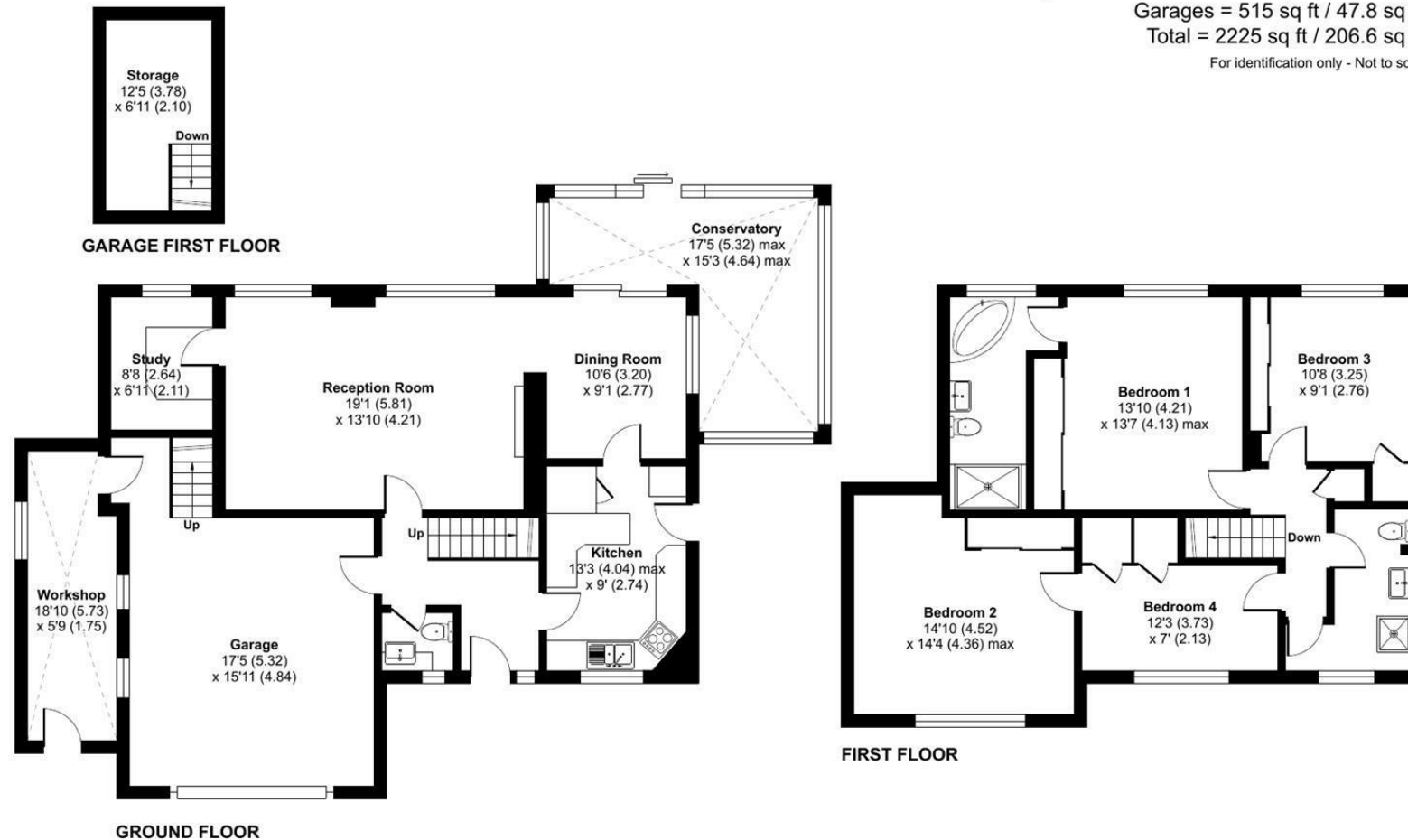
Canada Rise, Market Lavington, Devizes, SN10

Approximate Area = 1710 sq ft / 158.8 sq m

Garages = 515 sq ft / 47.8 sq m

Total = 2225 sq ft / 206.6 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: 1330440

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