



📍 1D Fiddington Hill, Market Lavington, Wiltshire, SN10 4BU

🏠 Guide Price £625,000

A superb 4 double bedroom brand new home located on an exclusive development of just 4 homes, in the sought after village of Market Lavington.

- Substantial Detached New Home
- Countryside Views
- High Specification Finish, 5m Bifolds
- Air Source Heat Pump & Under Floor Heating (G/F)
- Solar Panels & Battery, Electric Vehicle Charger
- 4 Double Bedrooms
- Quality Kitchen With Luxury Granite Worktop
- Garage & Parking For 2 Cars
- Over 1800sqft
- All Flooring Included

🏡 Freehold

🏠 EPC Rating A



****TAKING RESERVATIONS NOW****

This exceptional detached family home (circa 1,800 SqFt) has been crafted to an outstanding specification, combining contemporary design with impressive eco-friendly credentials. Rated EPC 'A', the property incorporates an air source heat pump, solar panels with battery storage, underfloor heating to the ground floor, and an EV charging point. Only three homes remain in this exclusive development.

Built by renowned local specialists Attwell Developments Ltd, this home forms part of an exclusive collection of just four executive homes, quietly positioned in a private close within the thriving village of Market Lavington. The properties are only a stone's throw from fabulous countryside walks up to Salisbury Plain.

Inside, a welcoming entrance hall with stylish Herringbone LVT flooring leads to a beautifully appointed sitting room and a stunning open-plan kitchen/dining/family area, the heart of the home. Featuring 5-metre-wide bi-folding doors opening to the garden, this space is ideal for both entertaining. The sleek, shaker style kitchen is complemented by luxury worktops (granite) and comes fully equipped with a double oven, four-ring induction hob, fridge/freezer, and dishwasher. A spacious utility room provides additional storage and space for a tumble dryer and washing machine. A w/c completes the ground floor.

Upstairs, there are four generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes and an ensuite shower room. The remaining bedrooms are served by a luxurious family bathroom with high-quality sanitary ware.

Externally, the home offers driveway parking for two vehicles and a single garage with power, lighting, and a rear access door. The private rear garden will include a patio sun terrace and will be turfed or seeded (to be confirmed).

Situation

The property is located on the outskirts of a popular village development that is close to shops. The popular Wiltshire village of Market Lavington benefits from extensive amenities, which is very rare for most villages these days, including a primary and secondary school, a doctor's surgery, a public house, an active village hall and a church. There is a pharmacy, grocery store, Post Office, 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: TBC as new build

'A' EPC Rating

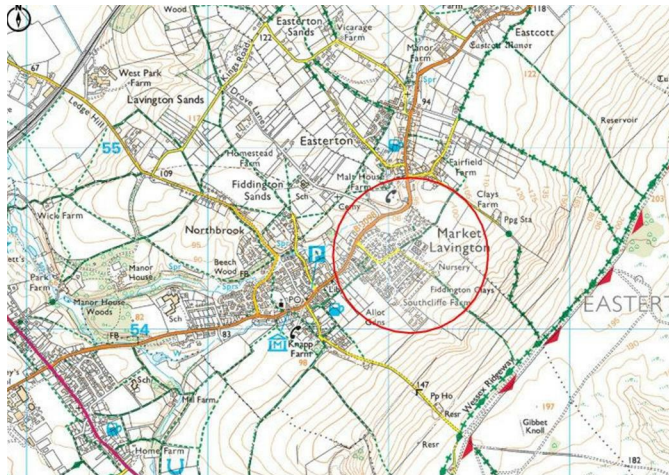
Services: Mains water, drainage and electricity. Solar battery included as standard. Solar panels, Daikin Air source heat pump and EV charger.

Underfloor heating to ground floor with radiators on the first floor. Flooring is included.

ICW 10 Year Warranty.

Agents Notes

Please note all floorplan measurements have been taken from the plans provided in the brochure but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only.



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.

PLOTS 1 and 3	
Ground Floor	
Living	4.78m x 4.37m
Family / Dining / Kitchen	(15'8" x 14'4")
6.99m x 5.50m	
WC	(2'2"11" x 1'8"0")
1.20m x 1.90m	
Utility	(3'11" x 6'2")
3.22m x 1.90m	
(10'6" x 6'2")	
First Floor	
Bedroom 1	3.87m x 4.38m
Bedroom 2	(12'8" x 14'4")
Bedroom 3	3.87m x 3.42m
Bedroom 4	(12'8" x 11'2")
2.97m x 3.61m	
Bedroom 5	(9'8" x 11'10")
2.97m x 3.44m	
En-Suite	(9'8" x 11'3")
2.72m x 1.8m	
Bathroom	(8'11" x 5'10")
2.72m x 1.8m	
(8'11" x 5'10")	
Total Net Sales Area	
168.4sqm	
1812sqft	

