



📍 Damson Cottage, 13 Market Place, Market Lavington, Wiltshire, SN10 4AH

💷 £250,000

A 3-bedroom terraced home, situated in a quiet close within a popular village boasting wonderfully presented front and rear gardens.

- 3-bedroom terraced home
- Popular Wiltshire village
- Well-presented throughout
- Wonderful front and rear gardens
- Modern fitted kitchen
- Sitting room with log burner
- Bathroom with shower and separate bath
- Views up to the plains

🏡 Freehold

🏠 EPC Rating D



A well presented three-bedroom mid-terraced home located in the heart of the popular village of Market Lavington. The home offers characterful accommodation blended with modern finishes throughout, and attractive front and rear gardens that have been thoughtfully designed for enjoyment.

The ground floor comprises a welcoming reception room leading through to a modern fitted kitchen/dining room, complete with a range of wall and floor-mounted units, an integrated oven with induction hob and integral dishwasher. To the rear, a wooden conservatory could be used in a multitude of different ways.

Upstairs, the first floor offers three well-proportioned bedrooms, two doubles and a single/office and a family bathroom fitted with a shower and a bath. The layout provides flexibility for families, downsizers, or guest accommodation.

Externally, the property enjoys a charming front garden and a mature rear garden with gravelled walkways, established planting, edible fruit & cob nut trees, blackcurrant bushes, culinary herbs, perennial veg and two useful garden sheds. Together, they offer a private and peaceful setting ideal for outdoor relaxation.

Positioned within easy reach of local amenities, shops, and schools, Damson Cottage combines village charm with modern convenience, a wonderful home ready to move straight into.

Situation

The property is located in a small cul-de-sac, situated towards the centre of this popular village with over 50 public rights of way, some up to Salisbury Plain, which is ideal for dog walkers, riders and naturalists. 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, 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

Electric storage heaters. We are advised mains water, drainage and electricity are connected.

Agents note: The property is situated within a conservation area.

Tenure: Freehold

EPC rating: D

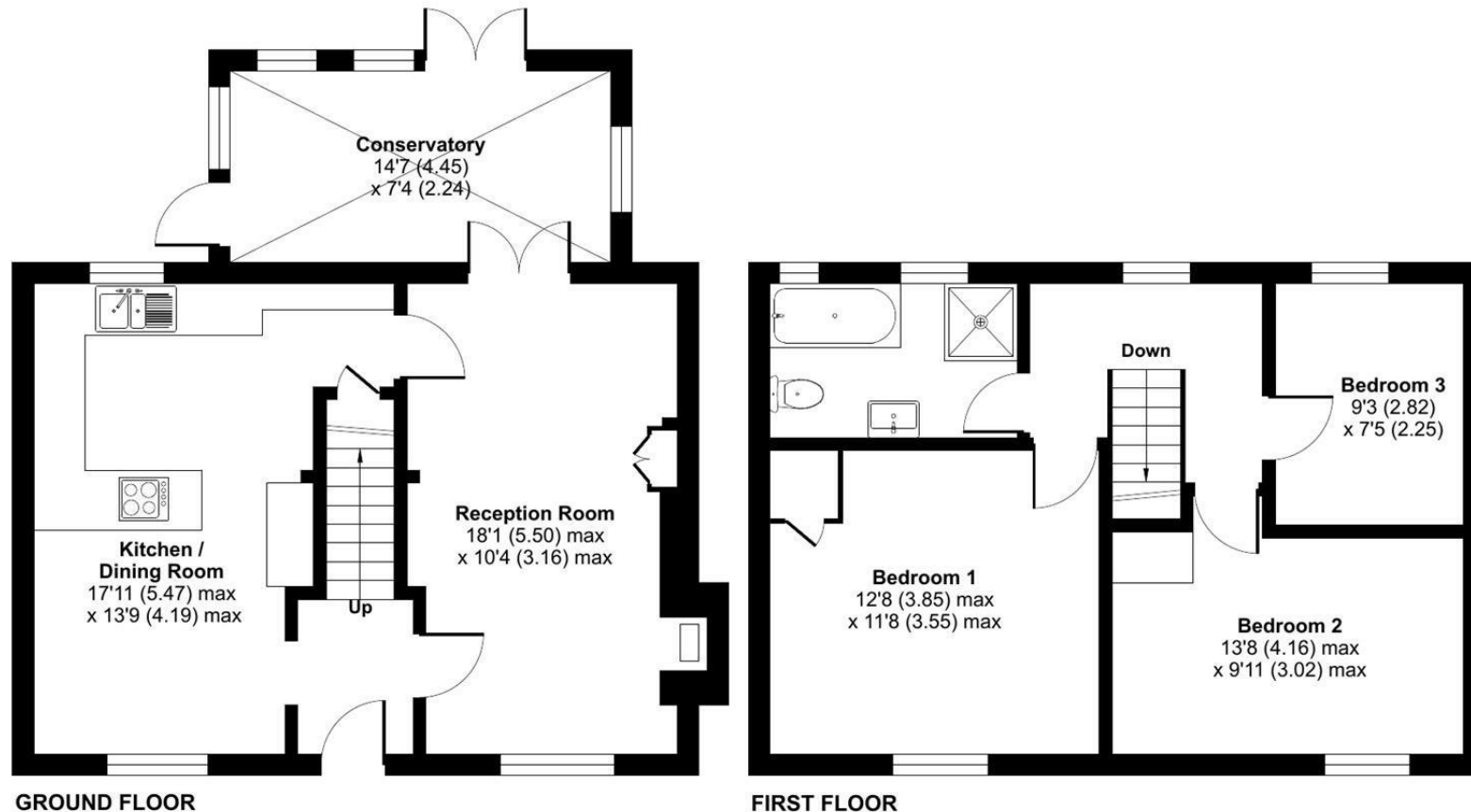
Council tax band: B



Market Place, Devizes, SN10

Approximate Area = 1047 sq ft / 97.2 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: 1362535

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