



📍 Maple Cottage, 1 Parsonage Lane, Market Lavington, Devizes, Wiltshire, SN10 4AA

🔗 Offers In Excess Of £200,000

An utterly charming 2 bedroom country cottage set in the very heart of this thriving Wiltshire village., requiring further improvement and modernisation.

- Attractive Period Cottage
- Smart Interior
- Further Modernisation & Improvements Required
- Competitively Priced To Reflect Works Are Required
- Two Double Bedrooms
- Modern Kitchen/Diner
- Sitting Room With Inglenook Fireplace
- Refitted Bathroom
- Parking For Small Car
- Sought After Village With Amenities

🏡 Freehold

🏠 EPC Rating F



Attractive 2 bedroom end-terrace cottage set in the heart of this thriving village, close to local amenities. Internally the cottage is well presented, but externally some modernisation and improvements may now be required, and the price is reflective of this.

The good sized accommodation comprises on the ground floor a light and airy dual aspect sitting room with an inglenook fireplace and painted floorboards, and a 15ft triple aspect kitchen/dining room. On the first floor, set off the landing are 2 double bedrooms complemented by a smart family bathroom with a bath and shower. The property has electric heating and double glazing.

Outside, wooden double gates open on to a shared driveway with a parking space for a small car. There are two courtyard areas of garden- one with a patio and the other shingled. A shed provides useful storage.

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Situation

Maple Cottage is located in this thriving Wiltshire village with wonderful countryside walks right on the doorstep. This charming cottage is situated on the corner of the High Street and a one way lane in the heart of the village which enjoys an extensive range of amenities including primary and secondary schools, a doctors surgery, various public houses, church, pharmacy, grocery store, butchers, post office and hairdressers. Market Lavington lies some five miles south of the historic market town of Devizes which offers a more comprehensive range of shopping, transport and leisure facilities. The major centres of Chippenham, Marlborough, Swindon, Salisbury and Bath are all within commuting distance.

Viewings

To arrange a viewing, contact: Devizes Office

Property Information

Council Tax: Band B

Services: The property has electric heating and double glazing. Mains water, drainage and electricity are all connected.



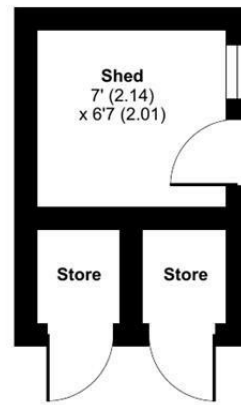
Parsonage Lane, Market Lavington, Devizes, SN10

Approximate Area = 828 sq ft / 76.9 sq m

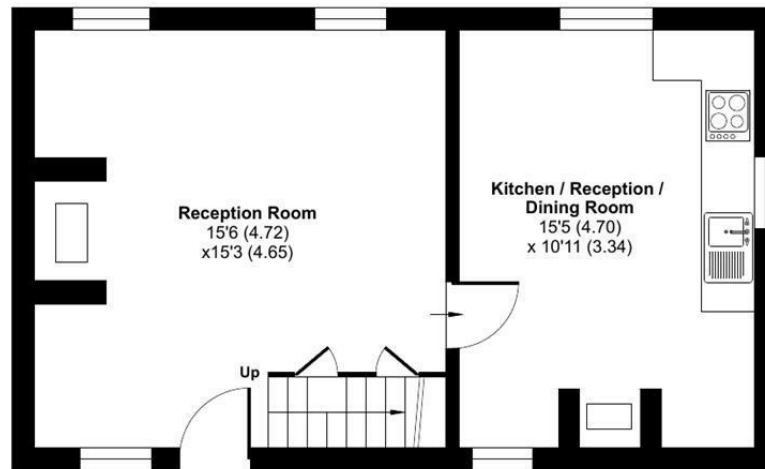
Outbuilding = 68 sq ft / 6.3 sq m

Total = 896 sq ft / 83.2 sq m

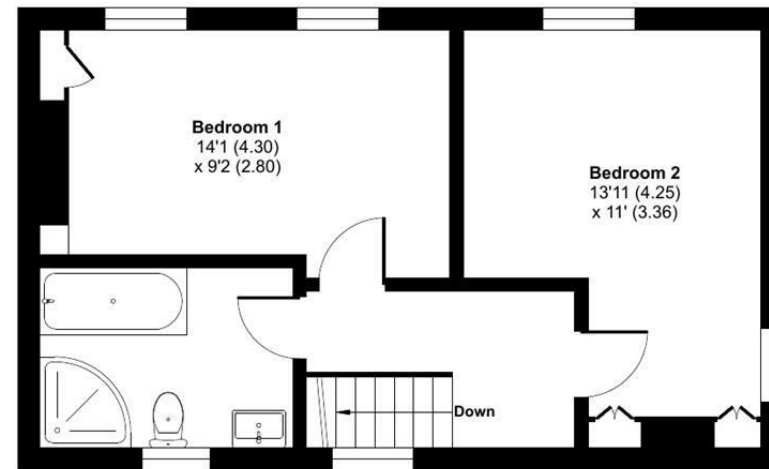
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OUTBUILDING 1 / 2 / 3



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1315522

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