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Malt House Farm, 5A Oak Lane, Easterton, Wiltshire, SN10 4PD

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Guide Price £650,000

An individual 3/4-bedroom family home, set in an elevated position within the popular village of Easterton. Offered to the market in great condition and with no onward chain.

- An individual detached family home
- NO ONWARD CHAIN!
- Situated in an elevated position with views up to the plain
- 3/4 bedrooms
- Flexible accommodation throughout
- Wrap around garden with different seating areas
- Ample driveway parking
- Popular village location

Freehold

EPC Rating E









Situated along a quiet lane on the outskirts of the thriving village of Easterton, this individual detached family home benefits from incredible views due to it's elevated position. Offered to the market with NO ONWARD CHAIN!

The ground floor provides a great balance of reception space and everyday practicality. At the heart of the home is a contemporary kitchen/breakfast room, which flows into a light-filled conservatory overlooking the garden. A separate large 'L-shape' sitting room features an open fireplace and French doors, while the dining room offers further entertaining space or a further bedroom space depending on one's need. There's also a study/home office, cloakroom, and a handy utility room tucked to the rear.

Upstairs, the first floor hosts the principal bedroom with en-suite, two further doubles, and a family bathroom. Up a small set of stairs, there is a spacious attic room to add even more versatility, that could suit a variety of uses as an occasional fourth bedroom, playroom, or hobby space, as well as a separate storage area beyond.

Outside, the house sits in well-tended gardens that wrap around the property, with mature planting and a real sense of seclusion. A gravelled terrace with pergola provides the perfect spot for outdoor dining, and there's a summerhouse offering useful additional storage. To the front, a large gravel driveway provides parking for up to four vehicles.

This is a rare opportunity to secure a unique and adaptable family home in one of the village's most desirable spots.

Situation
The property is set up a small lane off the centre of the village with fine rural views, adn excellent countryside walks on the doorstep. Easterton is a small village set between Market Lavington and Urchfont close to the foothills of the Salisbury Plain.

The village itself offers a thriving public house with Market Lavington offering further facilities to include a butcher's shop, medical centre, schools, Co-Op, post office, hairdressers, an additional public house, a chemist and a florist. Oak House is in the priority catchment area for Lavington School, and the renowned Dauntsey's Schools. The nearby market towns of Devizes and Marlborough provide a comprehensive range of amenities including shopping and schooling (both private and state) and sporting activities. Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury.

Property information
Oil fired central heating. We are advised all other mains services are connected.
Agents note: Some of the photos show furniture for illustrative purposes only. These are intended to give a sense of how the space can be used and do not reflect the property's current presentation.
Tenure: Freehold
EPC rating: E
Council tax band: E







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Total Approx. Floor Area: 156.86 sq m (1688.43 sq ft)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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