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2B Strawberry Fields, Easterton, Wiltshire, SN10 4BB

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⑨ 2B Strawberry Fields, Easterton, Wiltshire, SN10 4BB

⌚ Guide Price £475,000

A well presented, 4-bedroom, detached home located in the very popular village of Easterton. Built in 2023 with strong eco credentials and a spacious layout, this well appointed family home enjoys great views to the front.

- Beautifully Proportioned Family Home (1462sqft)
- 4 Bedrooms
- 2 En Suites + A Family Bathroom
- 21ft Dual Aspect Sitting Room
- Separate Study/Snug
- Delightful 17ft Open Plan Kitchen/Diner
- Air Source Heat Pump
- Single Garage With Light & Power and Private Driveway Parking
- Good Views To The Front
- Very Private Walled Rear Garden

⌚ Freehold

⑩ EPC Rating B



A well positioned 4 bedroom modern family home, built in 2023, with pleasant views over the village church and countryside beyond.

As you enter the door of this double fronted house you notice how light and airy it is. Off to the right is a generous 21ft dual aspect living room with French doors opening onto the rear garden, to the left of the hallway is a useful study and an ideal room for anyone working from home. The heart of this home is the 17ft kitchen/diner which has been well thought out in design and includes a range of integrated appliances including a 'Smeg' range style cooker, a fridge/freezer and dish washer. There is also a breakfast bar and plenty of cupboard and worktop space. The utility room carries through the design from the kitchen and includes a separate sink with space for washing and drying machines. Completing the ground floor accommodation is a downstairs cloakroom.

To the first floor are 4 comfortable bedrooms, the principal bedroom is dual aspect and has a good sized en-suite shower room. Bedroom 2 is another double bedroom also features an en suite. There are a further 2 bedrooms complemented by a modern bathroom suite with heated towel rail.

Externally, there is a single garage with light & power, a block paved driveway for 2 vehicles and an electric car charging point. To the rear is a private easily maintainable south west facing garden that is fully enclosed by brick walling with a patio sun terrace, planted flower beds and a level lawn. The property is warmed through via an air source heat pump.

#### Situation

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 local butcher's shop, medical centre, schools and shops and public houses. Strawberry Fields is in the priority catchment area for the OFSTED 'Excellent' Lavington School. 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. The M3/4 also gives easy access to the motorway network and to Heathrow and Gatwick airports. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius.

#### Property Information

Council Tax: Band F

Services: Mains water, drainage & electricity. Air source heat pump. 7 years remaining on NHBC certificate.

Electric car charging point.

Annual service charge payable to Green Square Homes for upkeep of communal areas= £250 p.a.  
On regular broadband.



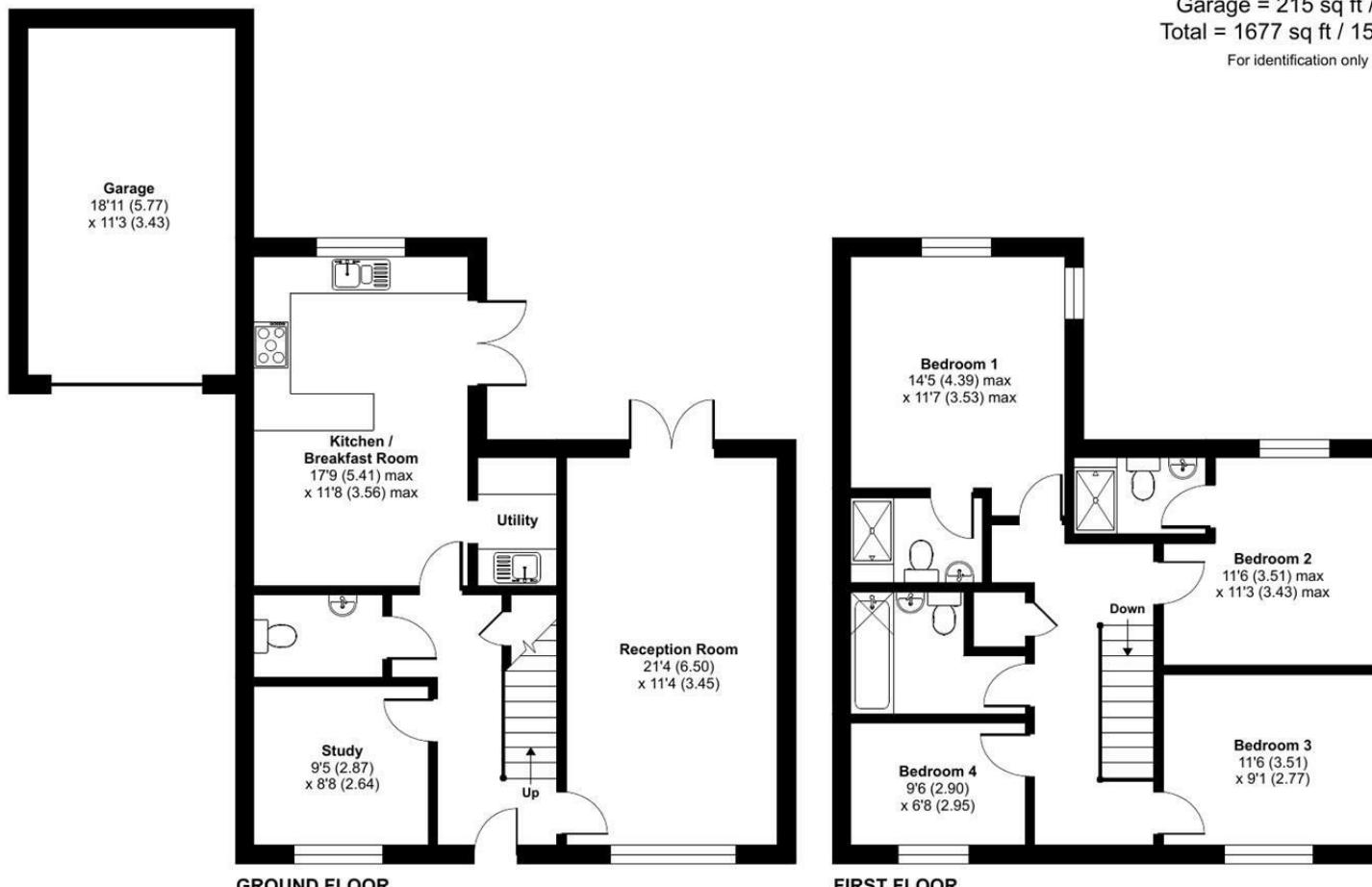
# Strawberry Fields, Easterton, Devizes, SN10

Approximate Area = 1462 sq ft / 135.8 sq m

Garage = 215 sq ft / 20 sq m

Total = 1677 sq ft / 155.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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