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Archers View Fiddington Hill, Market Lavington, Devizes, SN10 4BU

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Guide Price £585,000

An exceptional collection of four newly built homes, crafted to the highest standards and set within an exclusive development in the highly desirable village of Market Lavington.

- Last Home Remaining
- 4 Generous Double Bedrooms
- Exceptional Detached New Home
- Quality Open Plan Kitchen With Luxury Granite Worktop
- EPC 'A' - Solar Panels & Battery, Electric Vehicle Charger
- Air Source Heat Pump & Under Floor Heating To The Ground Floor
- Garage & Driveway Parking
- Over 1800sqft
- All Flooring Included
- No Chain

Freehold

EPC Rating









'Archers View' is the last remaining home within this exclusive development of just 4 stunning properties. This beautifully designed detached home, extending to approximately 1,800 sq ft, perfectly combines contemporary living with excellent energy efficiency. With an impressive EPC 'A' rating, it benefits from all flooring included plus an air source heat pump, solar panels with battery storage, underfloor heating across the ground floor, and an electric vehicle charging point.

Built by the highly regarded Attwell Developments Ltd, the property is part of an intimate collection of just four premium homes. Inside, the spacious entrance hall makes an immediate impression with its elegant herringbone LVT flooring. It leads to a comfortable sitting room and an impressive open-plan kitchen/dining/family room with bifold doors to the rear garden. The stylish, handle less kitchen is finished with high-quality granite worktops and a full suite of integrated appliances, including a double oven, induction hob, fridge/freezer, and dishwasher. A generous utility room provides additional practicality, alongside a convenient ground floor cloakroom.

Upstairs, there are four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom fitted with high-quality sanitary ware.

Externally, the property offers driveway parking for two vehicles with an EV car charging cable, a single garage with power, lighting, and rear access, and a private rear garden featuring a patio sun terrace and a newly seeded lawn.

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.

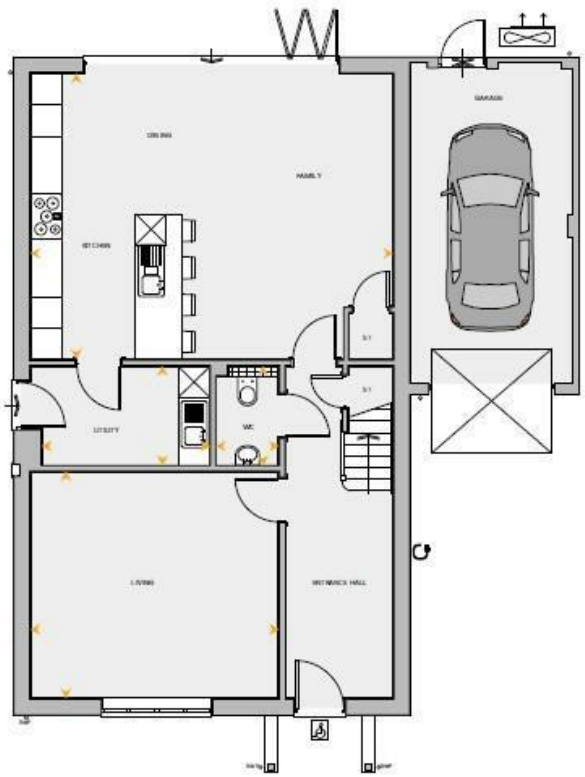
Property Information
Services: Mains water, drainage and electricity. Solar battery included as standard. Solar panels, Daikin Air source heat pump and EV charger.
Underfloor heating to ground floor with radiators on the first floor. Flooring is included.
ICW 10 Year Warranty.
Council Tax: Band F

Agents Note
Please note all floorplan measurements have been taken from the plans provided in the brochure but there may be variations in the final build. All four properties are the same house type but are opposite layouts. Please note the photos used on the listing may or may not be for this exact plot. Some images have been digitally furnished using AI technology for illustrative purposes only. These images are intended to demonstrate how the rooms could be furnished and should not be taken as a representation of the property's current contents. Original photographs are provided for comparison. The address used for the listing is for advertising purposes only, and may not be the final postal address.











PLOTS 2 and 4

Ground Floor

Living
4.78m x 4.37m
(15'8" x 14'4")
Family / Dining / Kitchen
6.99m x 5.50m
(22'11" x 18'0")
WC
1.20m x 1.90m
(3'11" x 6'2")
Utility
3.22m x 1.90m
(10'6" x 6'2")

First Floor

Bedroom 1
3.87m x 4.38m
(12'8" x 14'4")
Bedroom 2
3.87m x 3.42m
(12'8" x 11'2")
Bedroom 3
2.97m x 3.61m
(9'8" x 11'10")
Bedroom 4
2.97m x 3.44m
(9'8" x 11'3")
En-Suite
2.72m x 1.8m
(8'11" x 5'10")
Bathroom
2.72m x 1.8m
(8'11" x 5'10")

Total Net Sales Area
168.4sqm
1812sqft

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 firms 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.

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