



📍 1 Fiddington Hill, Market Lavington, Devizes, Wiltshire, SN10 4BU

🏠 Guide Price £625,000

A stunning new four double bedroom home, finished to an exceptionally high standard and positioned within an exclusive development of only four properties in the sought-after village of Market Lavington.

- 4 Double Bedrooms
- Detached Home
- Countryside Views
- Open Plan Kitchen / Dining / Family Room and Separate Utility Room
- Spacious Living Room
- Air Source Heat Pump & Under Floor Heating (G/F)
- Solar Panels & Battery, Electric Vehicle Charger
- Flooring Included Throughout
- Private Parking and Garage
- Only 3 Remaining!

🏡 Freehold

🏠 EPC Rating A





This exceptional detached family home (circa 1,800 SqFt) has been crafted to an outstanding specification, combining contemporary design with impressive eco-friendly credentials. Rated EPC 'A', the property incorporates an air source heat pump, solar panels with battery storage, underfloor heating to the ground floor, and an EV charging point. Only three homes remain in this exclusive development.

Built by renowned local specialists Attwell Developments Ltd, this home forms part of an exclusive collection of just four executive homes, quietly positioned in a private close within the thriving village of Market Lavington. The properties are only a stone's throw from fabulous countryside walks up to Salisbury Plain.

Inside, a welcoming entrance hall with stylish Herringbone LVT flooring leads to a beautifully appointed sitting room and a stunning open-plan kitchen/dining/family area, the heart of the home. Featuring 5-metre-wide bi-folding doors opening to the garden, this space is ideal for both entertaining. The sleek, handleless kitchen is complemented by luxury worktops and comes fully equipped with a double oven, four-ring induction hob, fridge/freezer, and dishwasher. A spacious utility room provides additional storage and space for a tumble dryer and washing machine. A w/c completes the ground floor.

Upstairs, there are four generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes and an ensuite shower room. The remaining bedrooms are served by a luxurious family bathroom with high-quality sanitary ware.

Externally, the home offers driveway parking for two vehicles and a single garage with power, lighting, and a rear access door. The private rear garden will include a patio sun terrace and will be seeded.

#### **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.

#### **Agents Notes**

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Please note that the specification was correct at the time of going to print but Attwell Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development address may not be the final postal address.

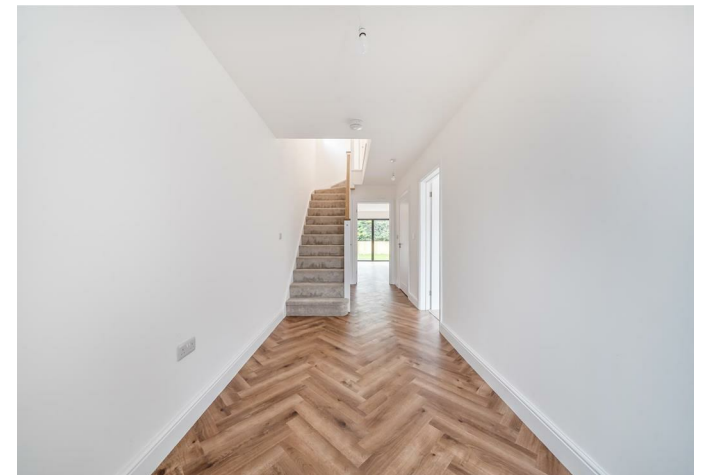
#### **Property Information Form**

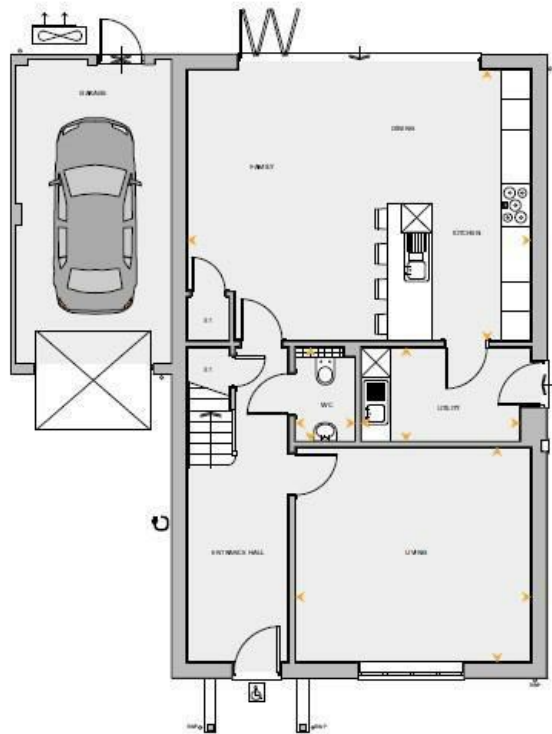
Council Tax: TBC as new build

'A' EPC Rating

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.





## PLOTS 1 and 3

### 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 firm's 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.