



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

🏠 Guide Price £279,950

An utterly charming 2 bedroom country cottage set in the very heart of this thriving Wiltshire village.

- Immaculately Presented Period Cottage
- 2 Double Bedrooms
- Dual Aspect Sitting Room with Log Burner
- Bespoke Triple Aspect Kitchen/Diner
- Stylish Bathroom
- Courtyard Gardens
- Useful Brick Stores
- Off Road Parking for a Small Car
- Amenities & Countryside on the Doorstep
- No Onward Chain

🏡 Freehold

🏠 EPC Rating F



A gorgeous two double bedroom end of terrace cottage with period features and a beautifully light and well presented interior. Set on the corner of Parsonage Lane, in the centre of this thriving village, the cottage is very well placed for all of the village's numerous amenities, as well as having wonderful countryside walks right on the doorstep.

Internally, you come into a charming dual aspect sitting room with painted wooden floorboards, an exposed ceiling beam and an Inglenook style fireplace with a log burning stove. The front windows have secondary double glazing and there is a door and steps up to the first floor. Also on the ground floor is a triple aspect kitchen/diner, with exposed wooden floorboards and a range of custom built wall and base cupboards with oak worktops, a ring induction hob alongside an electric oven. The two first floor bedrooms are both decent sized doubles with bespoke wardrobes. The main bedroom enjoys far reaching views up to Salisbury Plain whilst the second bedroom has a cupboard housing the electric boiler. The owners have refitted the bathroom with a corner shower, a bath and a heated towel rail/radiator.

Outside, wooden double gates open on to a shared driveway with the adjoining cottage, and leads to a parking space for a small car. There are two courtyard areas of garden- one with a patio and the other shingled. Both nice places to sit and relax in. There is a brick built outbuilding divided into 3 sections, all providing useful storage and one of which could be reinstated back as an outside WC.

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.

Property Information

Services: Electric heating via an electric boiler plus 2 working wood burners. Mains water drainage and electricity are all connected.

Council Tax: Band B

Located in a Conservation Area.

Agents Note: Please note since the photos were taken, the property has been let out to a family member.



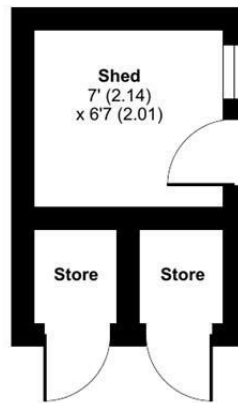
Parsonage Lane, Market Lavington, Devizes, SN10

Approximate Area = 828 sq ft / 76.9 sq m

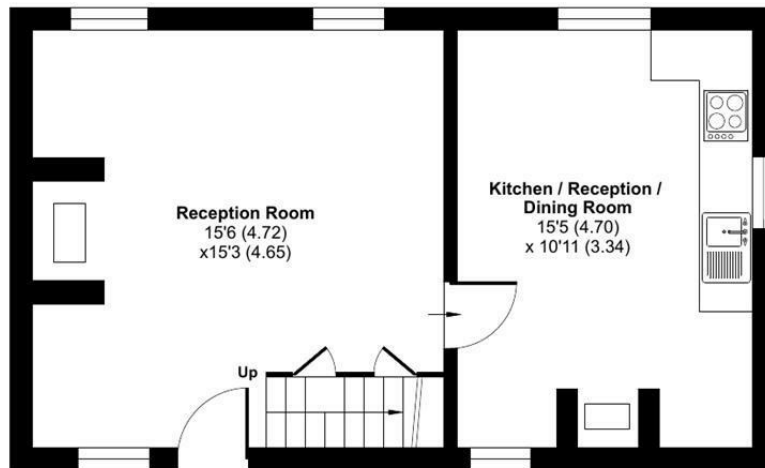
Outbuilding = 68 sq ft / 6.3 sq m

Total = 896 sq ft / 83.2 sq m

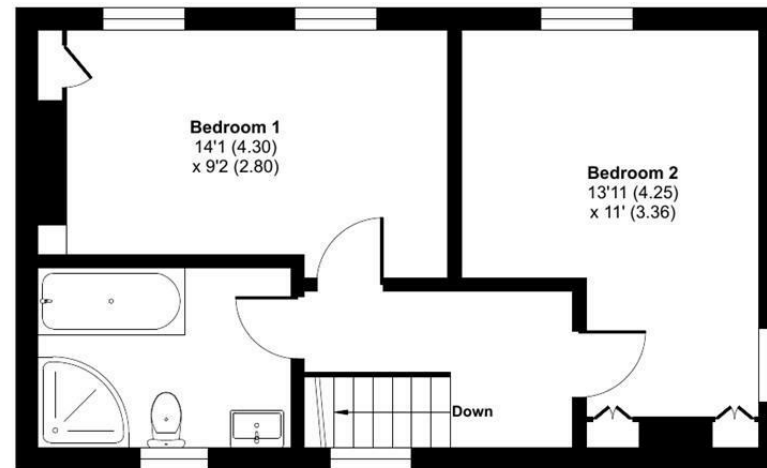
For identification only - Not to scale



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). © nctchecom 2025. Produced for Strakers. REF: 1315522

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.