





📍 The Old Forge Broad Well, Market Lavington, Devizes, Wiltshire, SN10 4DZ

🏠 Guide Price £369,950

A beautifully renovated 3/4 bedroom detached house in a wonderful position backing on to a stream., within a short stroll of the numerous village amenities.

- Spacious Detached Family Home (Over 1550sqft)
- Beautifully Renovated
- No Onward Chain
- Flexible Layout
- 4 Bedrooms & 3 Reception
- Or- 3 Bedrooms & 4 Reception
- New Bathroom & Kitchen
- Private Gardens On All Sides
- Garage & Parking
- Easy Walking Distance Of Village Amenities

🏡 Freehold

🏠 EPC Rating E





A generously proportioned 4 bedroom detached house situated in a secluded position only a short walk from the village High Street. 'The Old Forge' has recently undergone a complete refurbishment with the current owner redecorating and installing new flooring throughout, plus refitting both a new kitchen and a stylish 'Jack & Jill' en suite bathroom. The property is ready to move straight in and is being offered with no onward chain,

The accommodation comprises on the ground floor; entrance porch, hall, a light and airy dual aspect sitting room and a separate dining room. There is a flexible study/downstairs double bedroom and a downstairs cloakroom. The kitchen has been refigured and opened up into a handy breakfast area with a door out to the rear garden. On the first floor there are 3 double bedrooms and the aforementioned new bathroom. The property also benefits from double glazing and oil fired heating.

There is a driveway leading to a an attached single garage with an electric door, light, power and a door back into the study/bedroom 4. The gardens are on all four sides with patio areas and an abundance of mature shrubs and trees. At the rear, the property has a gate that opens on to a pathway that crosses over a small stream on to White Street, with fabulous countryside walks right on the doorstep.

#### **Situation**

The property is located in a fabulous tucked away position close to the centre of the village backing onto a stream. It is conveniently within a short stroll of the exceptional facilities the village has to offer including both primary and secondary schooling (Dauntsey's School is also less than 2 miles away) a doctors surgery, a public house, Co-op food shop, butchers, an active village hall and a church. Market Lavington lies about five miles south of the bustling market town of Devizes - the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within easy motoring distance. The A303 to the south and M4 to the north provide fast road access to London and the West Country. Mainline rail services are available at Pewsey, Westbury and Andover.

#### **Property Information**

Located in a Conservation Area

Council Tax - Band E

Services - Mains water, electricity. Drainage via cess pit Oil fired central heating.





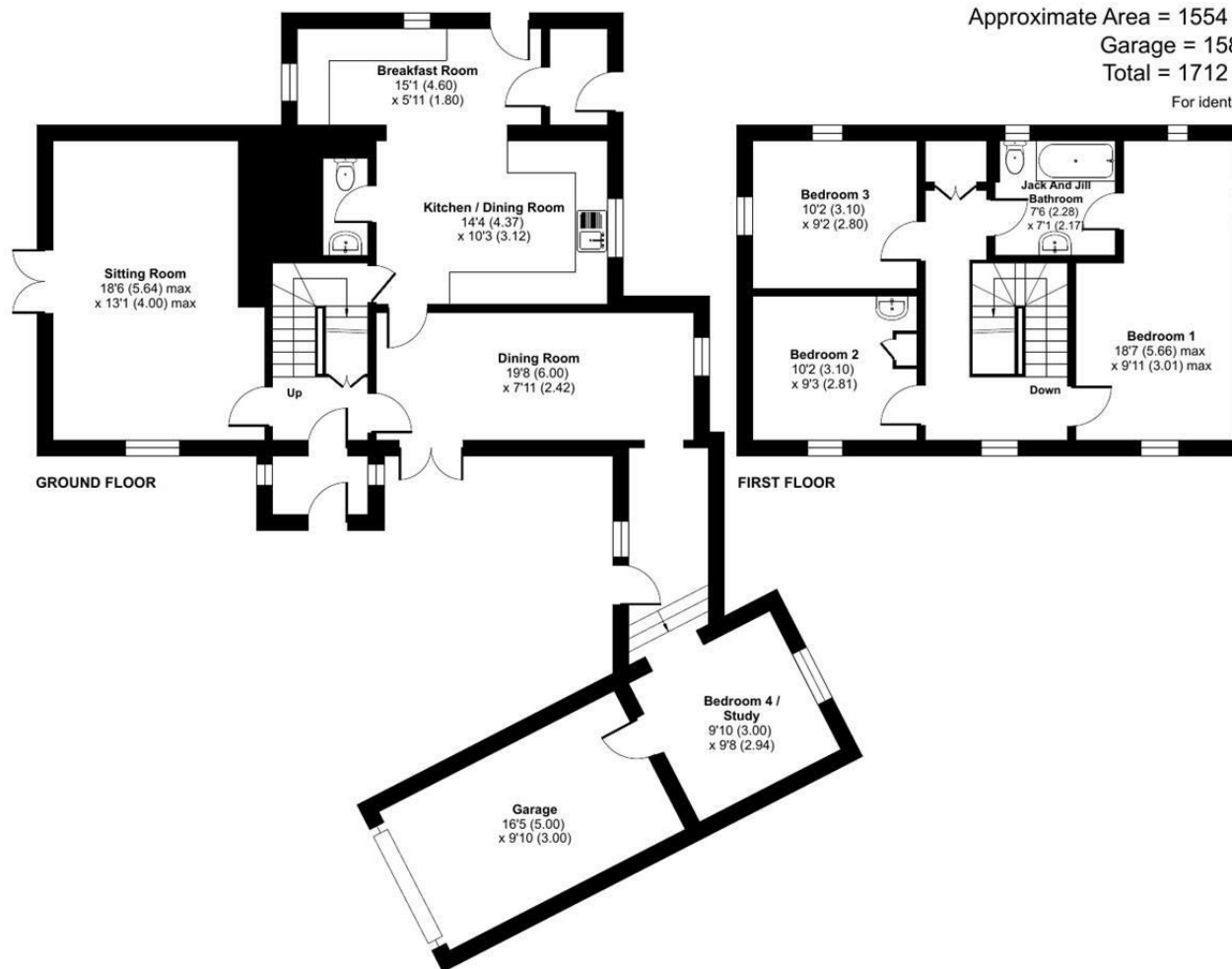
# The Old Forge, Broad Well, Market Lavington, Devizes, SN10

Approximate Area = 1554 sq ft / 144.3 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1712 sq ft / 158.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1449678

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