



📍 1B Fiddington Hill, Market Lavington, SN10 4BU

🏠 Guide Price £599,950

A superb 4 double bedroom brand new home located on an exclusive development of just 4 homes, in the sought after village of Market Lavington with just three properties remaining.

- Substantial Detached Home
- 4 Double Bedrooms
- High Specification Finish
- Countryside Views to Front and Rear
- Solar Panels & Battery, Electric Vehicle Charger
- Air Source Heat Pump & Under Floor Heating (G/F)
- Quality Kitchen With Luxury Granite Worktop
- Garage & Parking
- Over 1800sqft
- All Flooring Included

🏡 Freehold

📊 EPC Rating A



This beautifully designed detached home, extending to around 1,800 sq ft, offers a superb blend of modern living and energy efficiency. Achieving an impressive EPC 'A' rating, it is equipped with an air source heat pump, solar panels with battery storage, underfloor heating throughout the ground floor, and an electric vehicle charging point. Just three homes remain within this exclusive development.

Developed by the well-regarded Attwell Developments Ltd, the house forms part of an intimate collection of just four high-quality homes, tucked away in a quiet private setting in the sought-after village of Market Lavington. The location is ideal for those who enjoy the outdoors, with scenic walks across Salisbury Plain just moments away.

Stepping inside, the entrance hall creates a strong first impression with its stylish herringbone LVT flooring. From here, you'll find a comfortable sitting room and a striking open-plan kitchen, dining, and family area that serves as the focal point of the home with five-metre-wide bi-fold doors that open out onto the garden. The contemporary kitchen features a sleek, handleless design, complemented by high-quality, granite work surfaces and a full range of integrated appliances, including a double oven, induction hob, fridge/freezer, and dishwasher. A spacious separate utility room adds further convenience, along with a ground floor cloakroom.

On the first floor, there are four spacious double bedrooms. The principal bedroom features fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a high-specification family bathroom fitted with quality sanitary ware.

Outside, the property provides driveway parking for two vehicles, a single garage with power, lighting, and rear access, and a private rear garden complete with a patio sun terrace and 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

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.

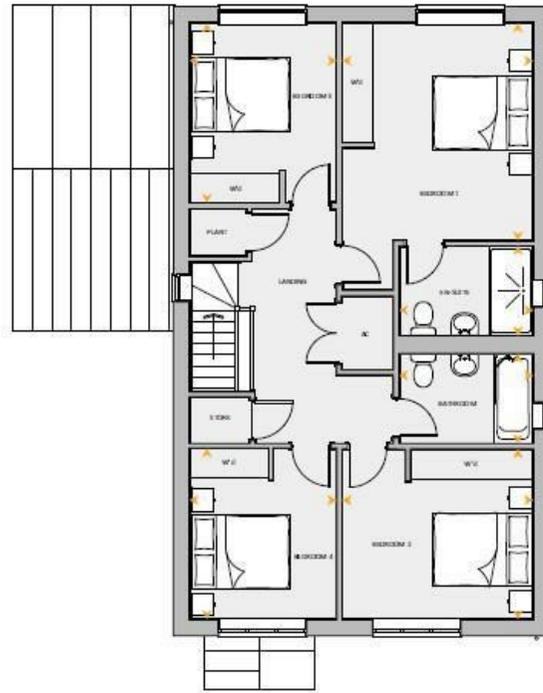
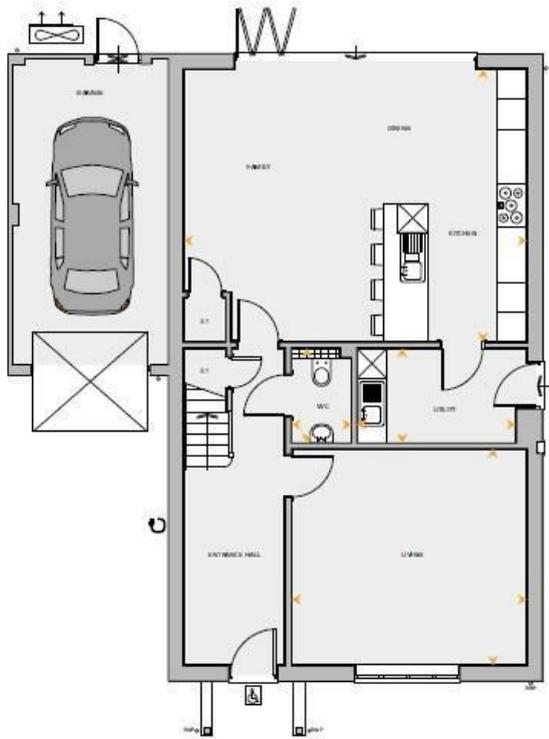
Underfloor heating to ground floor with radiators on the first floor. Flooring is included.

ICW 10 Year Warranty.

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. Computer Generated Images of the property are indicative and for illustration purposes only. All three 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. The address used for the listing may or may not be the final postal address.





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.