



Fieldside, High Street
West Lavington, Devizes, SN10

HAMPTONS
INTERNATIONAL

Beyond your expectations

A Spacious Four Bedroom Family House With A Generous Garden

Hamptons International

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Entrance Hall | Sitting Room | Family Room | Dining Room | EPC: E | Conservatory | Kitchen | Utility Room | Boot Room | Four Double Bedrooms | Two Ensuities | Family Bathroom | Garage | Parking | Garden with Open Aspect | Village Location

Guide Price £465,000 Freehold

Description

A well presented and spacious four bedroom detached family house with the benefit of a large conservatory, garage and generous garden with lovely open aspect and set within this popular village. The house offers light and versatile accommodation with three reception rooms along with a large conservatory. The sitting room has an open fire with marble and wood surround and the kitchen is fitted with a good range of cupboards with an integrated electric double oven with hob and extractor over, there is a separate utility room and useful boot room. Upstairs there are four double bedrooms, two ensuite bathrooms, a family bathroom along with a dressing room. In all this is an excellent house.

Outside

The attractive south east facing rear gardens of the property are of particular note and have been landscaped with well stocked herbaceous borders. There is access to both sides of the house leading to the rear garden. The rear garden is enclosed by mature hedging and has a large sun terrace immediately adjoining the house, ideal for outside entertaining and enjoying far reaching countryside views along with an open aspect over Dauntsey's School playing fields.

Location

The property is situated in a small development of only three similarly aged properties, backing on to the playing fields of Dauntsey's School. Local amenities in this popular Wiltshire village include a local store,

public houses, primary and comprehensive schools; the latter in neighbouring Market Lavington, a church, playing field and the renowned Dauntsey's School. The bustling market town of Devizes is some five miles north providing a wider range of shopping, transport and leisure facilities including a thriving weekly market. The larger centres of Bath, Swindon, Salisbury and Bristol are all within commuting distance.

Additional Information

The driveway of the house is shared, with access to a neighbouring garage.

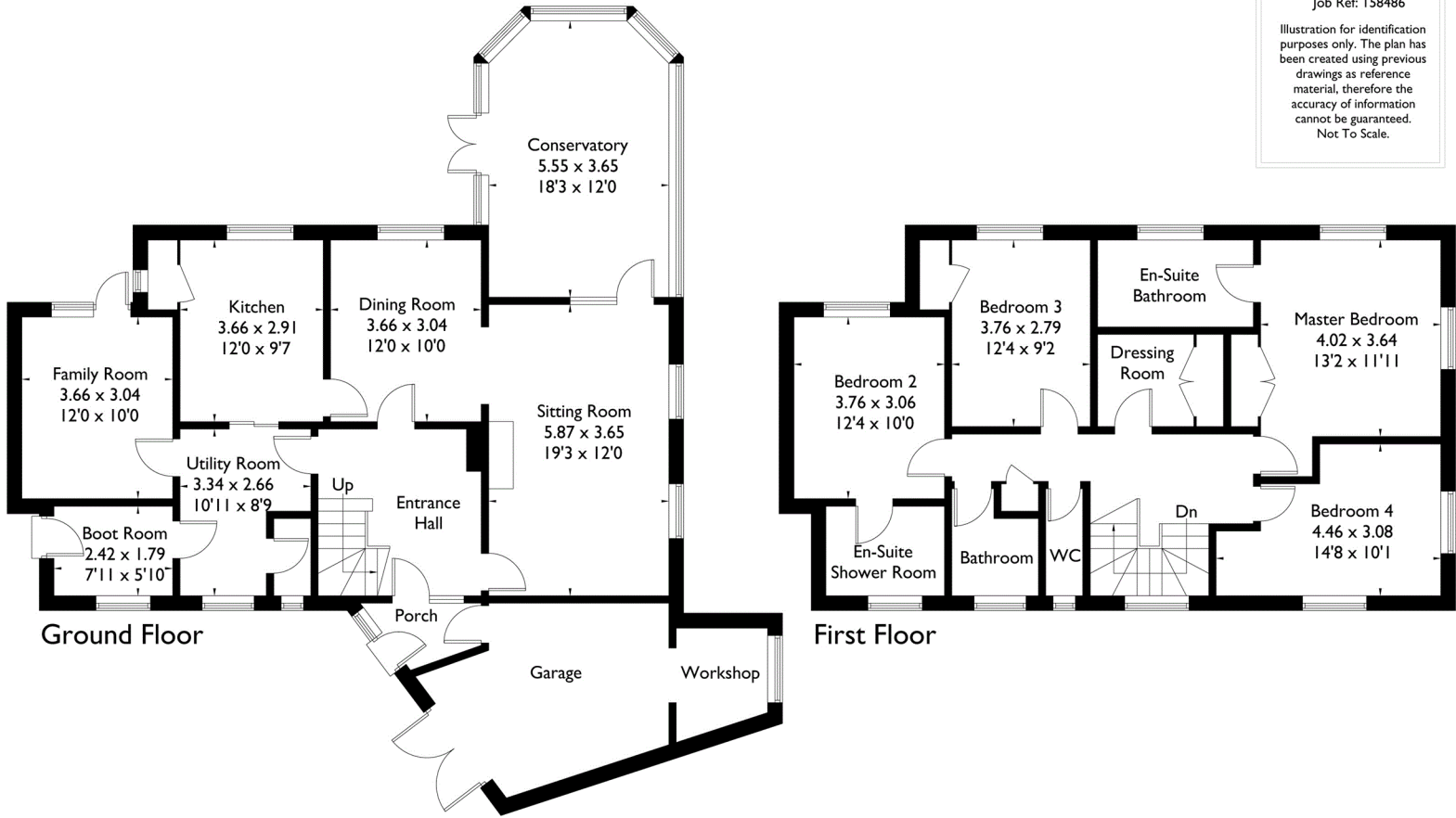


| Energy Efficiency Rating | | |
|---------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 61 |
| | 42 | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

Fieldside, High Street, West Lavington, Devizes

Approximate Gross Internal Area
194.8 sq m / 2097 sq ft
(Excluding Workshop & Garage)

Job Ref: 158486
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

