



Springfield House 92 High Street  
Market Lavington



# Market Lavington SN10 4AQ

A sensational period home that perfectly blends character features with modern comforts and a very generous living space.

- Extensively Renovated Home • Wealth Of Period Features • Plus Stylish Modern Comforts • 4 Large Double Bedrooms • 3 Receptions Rooms • Superb 34ft Kitchen/Diner • 2 New En Suites & Bathroom • Landscaped Garden • Garage & Parking • •

Guide Price £550,000



## Description

34FT KITCHEN/DINER! 3 RECEPTION ROOMS, 4 DOUBLE BEDROOMS & VIEWS!

This fine period home offers incredible living space matched by light and spacious bedrooms all recently renovated to an excellent standard. Set a stone's throw from the centre of this thriving village which boasts a wide range of amenities, this house has countryside views to both the front and rear. Inside, a large hallway with beautiful original tiled flooring leads off to two enormous reception rooms and the impressive open plan kitchen/dining room with AGA and wooden worktops. There is a further boot/garden room, refurbished utility room and new cloakroom on the ground floor. Off the spacious landing are four large double bedrooms, two with newly created very contemporary walk-in wet rooms and the equally delightful family bathroom. Further benefits to name just a few are the new oil fired boiler and heating system, new electrics and windows and landscaped rear garden. There is also a single garage and parking. Offered with no onward chain.

## Situation

This double fronted period house is situated towards the outskirts of this popular village. Market Lavington is a large village on the edge of Salisbury Plain about 6 miles from Devizes. The major centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a twenty mile radius. The village has a wide range of facilities including Post Office, store, butchers, chemist, doctors surgery, coffee shop and the Green Dragon( pub with accommodation). There is a primary school, a popular secondary school as well as Dauntsey's public school.

## Directions

From West Lavington proceed through the centre of the village and the property is on the right just before the roundabout leading to Fiddington Clay.

## Services & Council Tax

Oil fired central heating, mains water, drainage and electricity are all connected at the property. Council tax band 'F.'



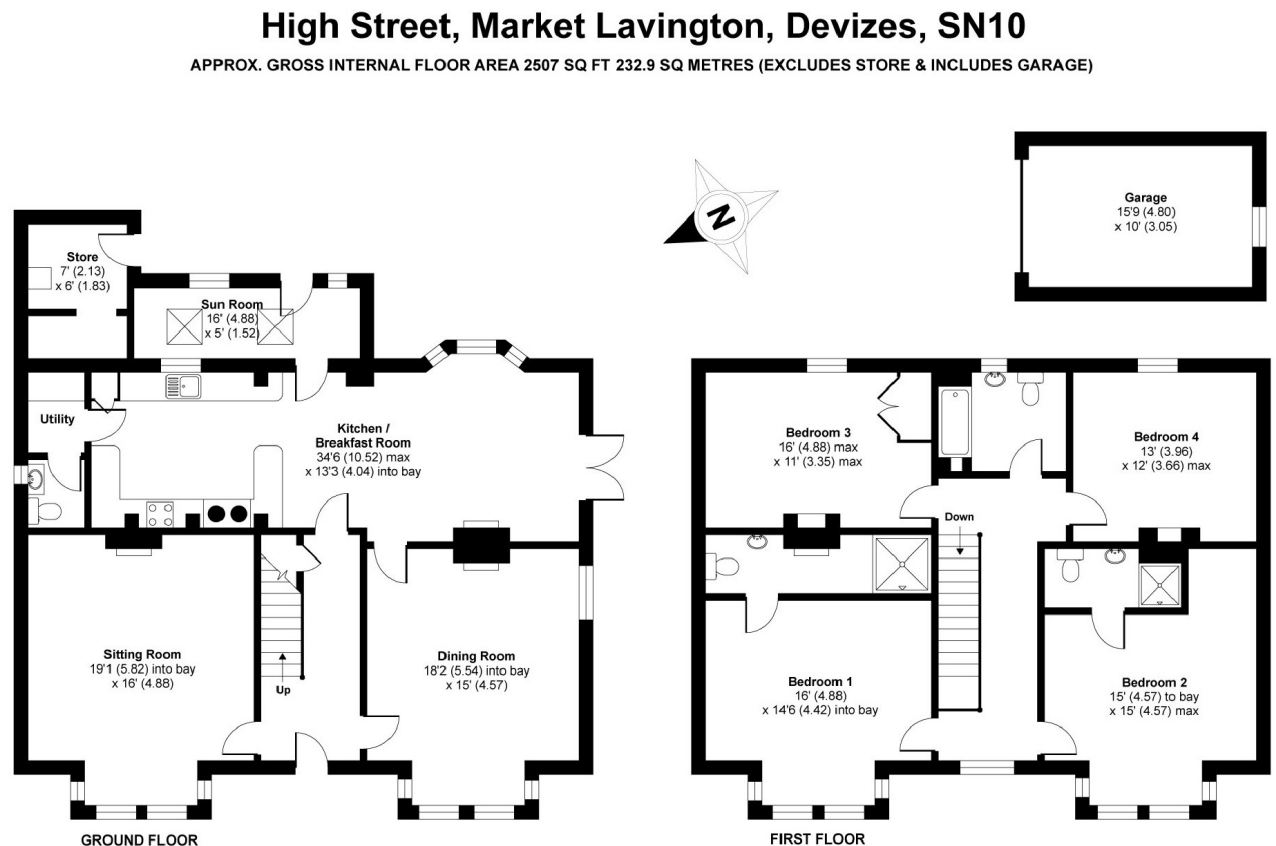
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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	48	69
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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