



⑨ 1 Shires Close, Market Lavington, Wiltshire, SN10 4FB

∅ Guide Price £475,000

With incredible far-reaching countryside views to the rear, this wonderful 4-bedroom detached home is situated on a small close in the popular village of Market Lavington.

- Spacious 4-bedroom detached home
- Far reaching countryside views to the rear
- Easily maintainable rear garden
- 23ft reception room with French doors
- Separate study and utility rooms
- Single garage and driveway parking
- En-suite and views to principal bedroom
- Sought after village location

∅ Freehold

∅ EPC Rating D



A well-presented four-bedroom detached home set in a sought-after small close within Market Lavington, enjoying exceptional countryside views to the rear. The property offers spacious and versatile accommodation, making it an ideal family home with the benefit of driveway parking, garage and a low-maintenance garden.

On the ground floor, the property features a welcoming entrance hall leading to a generous 23ft reception room, a bright and airy space with French doors opening directly onto the garden, perfectly framing the far-reaching rural outlook. The kitchen/breakfast room is well-proportioned, complemented by a useful utility room and a convenient cloakroom. A dedicated study provides an excellent space for home working, while direct access into the garage offers further practicality.

Upstairs, the principal bedroom enjoys the superb rear views and an en-suite bathroom with separate shower. There are three further bedrooms, two doubles and a single together with a family bathroom ensuring ample space and flexibility for families or visiting guests.

To the front of the house is a driveway providing parking for up to four vehicles, together with a garage. The rear garden has been designed with low-maintenance in mind, offering a private outdoor space that makes the most of the open countryside beyond.

Shires Close is tucked away in the popular village of Market Lavington, a thriving community offering a good range of local amenities including shops, schooling, and leisure facilities, while also being well placed for access to nearby Devizes and excellent countryside walks.

#### **Situation**

This popular Wiltshire village benefits from extensive amenities including a primary and secondary school, doctors surgery, a public house 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**

Oil fired central heating. We are advised mains water, electricity and drainage are connected.

Tenure: Freehold

Council tax band: E

EPC rating: D



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