



3 Sunnyside
West Lavington, SN10 4HU



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A very spacious family home with a flexible layout, double garage and a great garden backing onto Dauntsey's School playing fields.

- 4 Double Bedrooms
- Good Reception Space
- Private Established Gardens
- Views Over Dauntsey's School
- Double Garage & Ample Parking
- Sought After Village
- Scope To Extend Further
- Ensuite, Bathroom & Shower Rm

Guide Price £565,000



Description

****Large Family Home (c 2300 sqft)** Wonderful Setting With Views To Rear** Good Sized West Facing Garden** Double Garage & Ample Parking** No Chain**

Enjoying pleasant views over school playing fields, this generously proportioned family home is a must view! Built and owned by the same family since 1990 this is the first time the house has come to the market. Set on a good sized plot with established gardens to both the front and rear, there is ample parking as well as a detached double garage with a good eaves above. The main house has a fabulous hallway with parquet flooring that leads off to a light and airy triple aspect sitting room with French doors to the rear garden, an inviting log burning stove and handmade dressers. There is a 19ft family orientated kitchen/dining room with ceramic tiled flooring with a utility and rear pantry/porch leading off. The Master bedroom has windows looking down the garden and an en suite bathroom with a corner bath. A flexible fourth bedroom/study with handmade bookshelves has a downstairs shower room adjacent to it. On the first floor the large landing is used as a study area whilst there are two further dual aspect double bedrooms complemented by a family bathroom. The large attic (accessed off bedroom 3) offers scope for conversion to an ensuite. The property is ideal for anyone with children at Dauntsey's or the Lavington primary and secondary schools and is being offered with no onward chain.

Situation

Occupying a pleasant position in this rural lane close to open countryside and with gardens backing on to school playing fields, just off the centre of this most popular Wiltshire village. Local amenities include a local store/Post Office, public houses, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School with Devizes town centre being five miles to the north offering a wide range of amenities and a bustling weekly market. The centres of Salisbury, Swindon, Chippenham, Marlborough, Andover and Trowbridge are all within a thirty mile radius.

Property Information

Tenure= Freehold

Council Tax Band= F

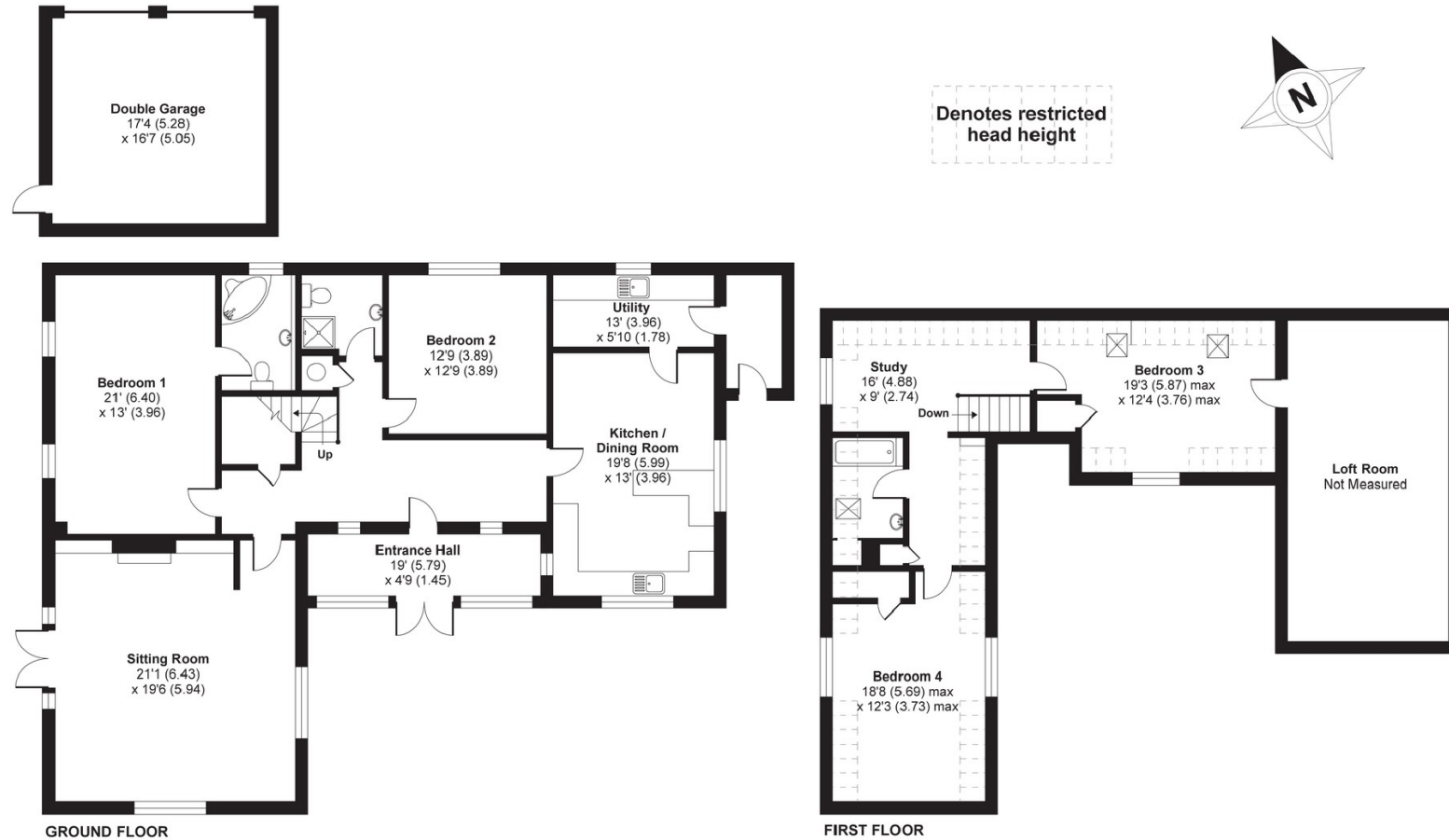
Services= Oil fired central heating, mains water, electricity and drainage.

EPC Rating- E



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APPROX. GROSS INTERNAL FLOOR AREA 2597 SQ FT 241.2 SQ METRES (INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT & LOFT ROOM)



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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