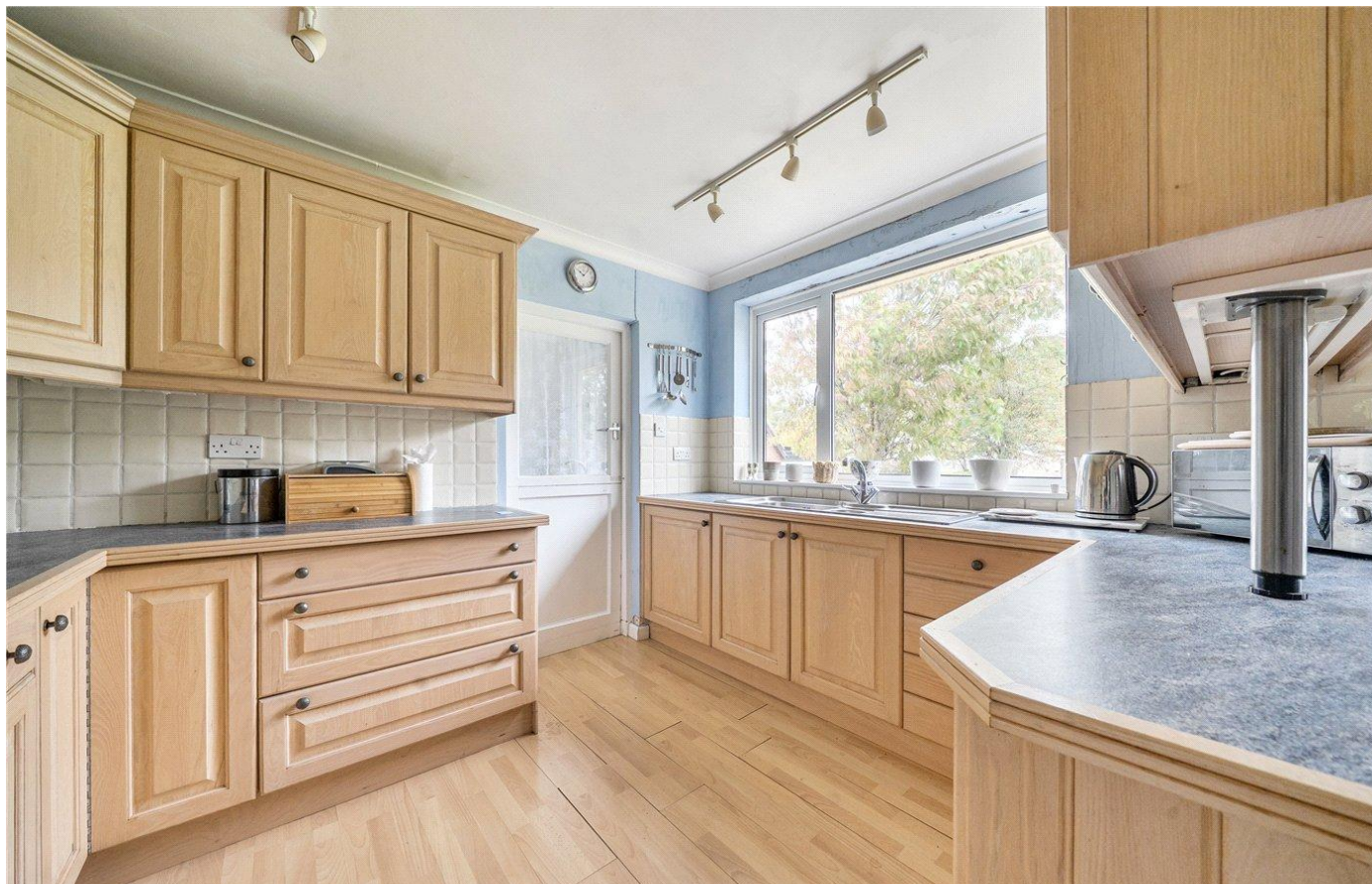




Rural Setting!

£425,000

Winkworth



LITTLE PADDOCK, KINGS ROAD, MARKET LAVINGTON, SN10 4QB





 3 1 1 ample

In a quiet spot with rural views, three bedrooms, utility, summer house, driveway parking and garage.

Located on a quiet lane near to the high street of Market Lavington.

Available with no onward chain.

Coming to the market for the first time in over 60 years, a spacious three-bedroom bungalow occupying a generous plot, Little Paddock offers a wonderful opportunity to create a lovely home in a peaceful setting.

Enjoying beautiful open views to the front, the property has well-proportioned accommodation throughout comprising large living room flooded with light and open fireplace, kitchen/dining room, utility, three double bedrooms and a bathroom offering plenty of scope for modernisation and the opportunity to personalise the space to suit individual tastes and requirements.

Outside, the property continues to impress with a generous, enclosed garden, providing a private and versatile area for relaxing, entertaining and enjoying the outdoors. A summer house adds further flexibility and could make an ideal home office, hobby room or quiet retreat.

While the property would benefit from some updating, its spacious accommodation, attractive setting and generous plot provide an excellent foundation for those looking to put their own stamp on a home.

Ample driveway parking and garage





At a Glance:

- Available with no onward chain
- Detached bungalow
- Generous plot
- Requires modernisation throughout
- Large living room with open fireplace
- Kitchen/dining room
- Utility
- Three double bedrooms, all with fitted wardrobes
- Bathroom with bath and separate shower cubicle
- Large summer house
- Garage
- Driveway parking

Services: Mains Water and drainage, Electric and Oil central heating.

EPC:F

Tax Band: F



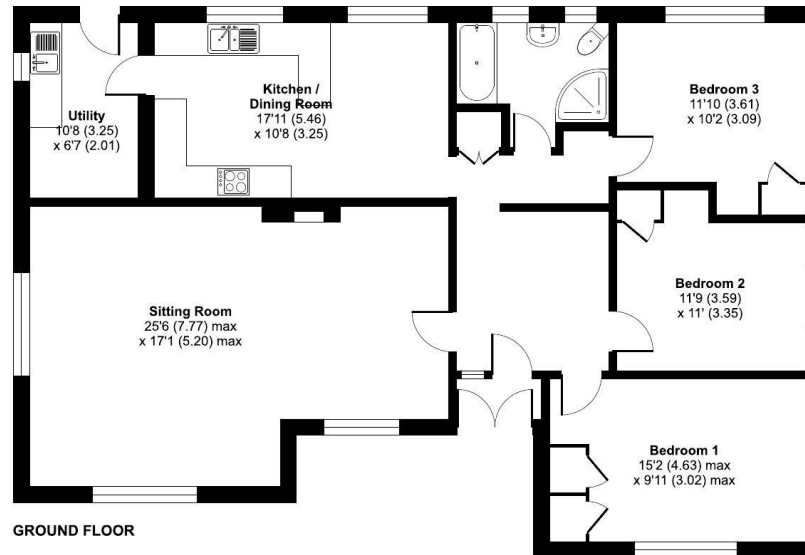
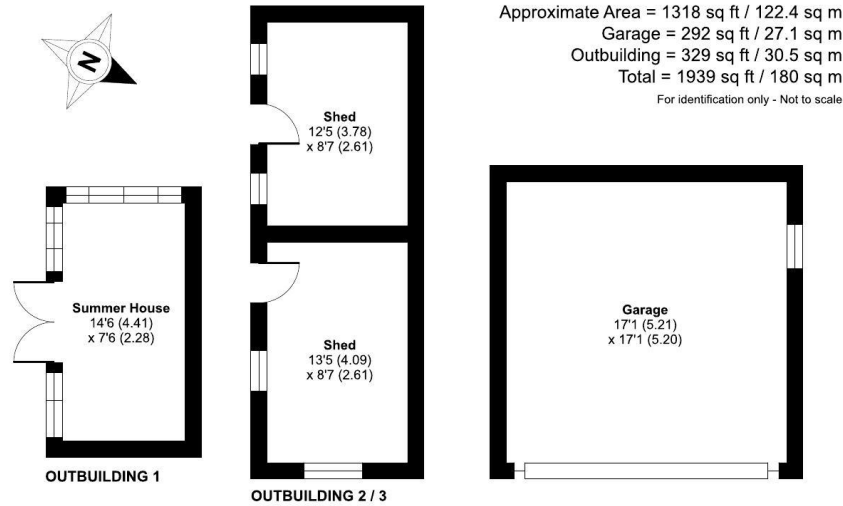


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	37 F	
1-20	G		

The bustling village of Market Lavington sits just below Salisbury Plain, around 300 hundred acres of chalk grassland which affords wonderful walking and riding opportunities. There is a church and pub in the well served village which has everything from a doctor's surgery to a library, hairdresser, post office, supermarket, top notch Indian takeaway and butcher. There is excellent schooling nearby for all ages in both the private and state sectors including Dauntseys, St Margaret's and St Mary's, Calne, Marlborough and St Francis. The comprehensive school in Lavington is very well regarded as is the primary in West Lavington. Communications are good, with both the M3 and M4 motorways easily accessed and mainline stations within reach at both Pewsey and Chippenham (London Paddington just over an hour) or Wesbury if heading west. Bath and Salisbury are around 20 miles away and the market towns of Devizes and Marlborough are close enough for everyday shopping, with weekly produce markets, supermarkets, boutiques, entertainment and plenty of restaurants and bars.



Kings Road, Market Lavington, Devizes, SN10



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rutherford Property Limited. REF: 1520877