



NEW BALLS PLEASE

Winkworth



RACQUETS COURT, 10 PARSONAGE LANE MARKET LAVINGTON, WILTSHIRE, SN10 4AA

Coming to the market for the first time in generations, Racquets Court has been a happy family home but also has the potential for multi generational living, a bed and breakfast business, cookery school...

There is a substantial main house and then an independent three bedroom flat, a 'granny annexe', double garage and stabling with rooms above. The whole property is enclosed by walls and surrounds a pretty and mature garden and brick paved driveway. Quietly set just off the center of this bustling village this is a rare opportunity to acquire a very special property.

Built in around 1840 as a racquets court, this fantastic building was converted for residential use around a hundred years later. A truly one off family house with masses of potential for extended family living, bed and breakfast business or just spreading out and enjoying the space.

AT A GLANCE

MAIN HOUSE - GROUND FLOOR

- Reception hall and garden entrance
- WC / shower room
- Study
- Drawing room
- Open plan kitchen / dining room
- Sitting room
- Laundry
- WC
- Playroom
- Rear lobby
- Lift

FIRST FLOOR

- Two bedrooms with en suite bathrooms
- Four further bedrooms
- Two further bathrooms
- Lift to large attic rooms on second floor







SALISBURY OFFICE

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ANNEXE

- Two ground floor bedrooms
- Bathroom
- First floor open plan kitchen / sitting \ dining room
- Second floor bedroom and bathroom. Access to attic rooms

SECONDARY ACCCOMODATION

- Extended former stable block comprising downstairs
- Stables
- Lean to log store
- Double garage
- Self contained 'granny annexe' of cloakroom, sitting room, kitchen / breakfast room, bedroom with ensuite bathroom

UPSTAIRS

- Two very large attic store rooms

OUTSIDE

- Brick paved private driveway with plenty of parking
- Pretty gardens with lawn, herbacious border, paved terrace, vinery
- Timber summer house
- Brick potting shed
- Large two room workshop / boiler house



SERVICES

- Mains water, drainage and electricity
- Oil fired central heating to main house and annexe
- Separate oil tank and system to 'granny annexe'
- Grade II Listed so EPC exempt
- Wiltshire Council Tax Band G

LOCATION

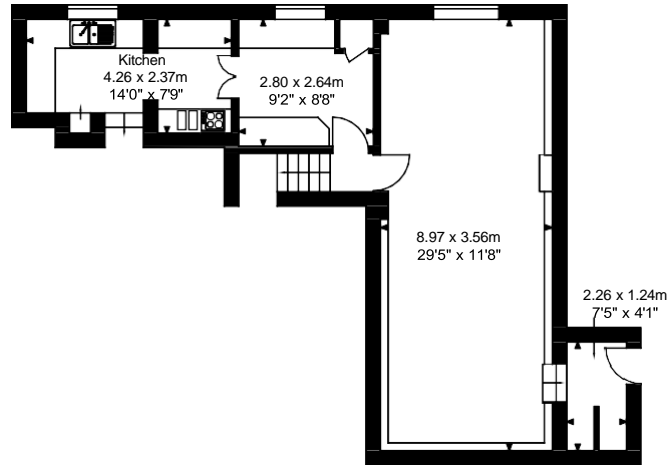
The bustling village of Market Lavington sits just below Salisbury Plain, around 300 hundred acres of chalk grassland which affords wonderful walking and riding opportunities. There is a church and pub in the well served village which has everything from a doctor's surgery to a library, hairdresser, 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. For more local information see: <http://www.devizes.org.uk/>

DIRECTIONS

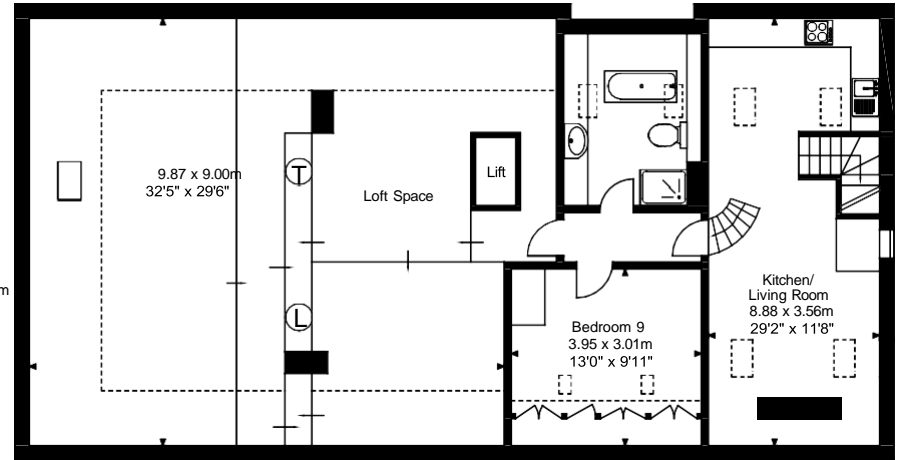
From Devizes leave on the A360 heading toward Salisbury. Drive down through the village of Potterne and continue along to Black Dog Crossroads, just beyond Freith. Turn left here onto Ledge Hill and carry on up and over Spin Hill. At the bottom turn right at the mini roundabout towards the village of Market Lavington. Go left at the T junction and continue for around 300 meters then turn left at the village post office onto Parsonage Lane (one way). Racquets Court will be found on the right hand side after around 100 meters.



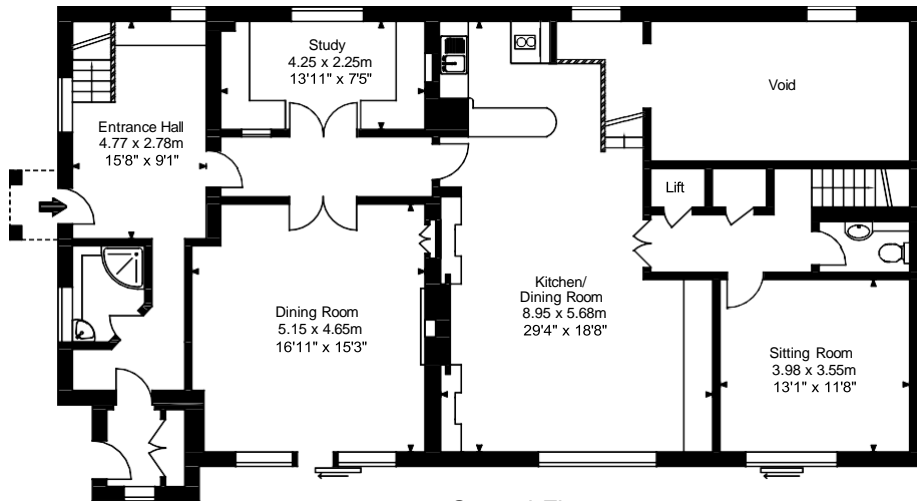
Racquets Court, 10 Parsonage
 Lane, Market Lavington
 Approx. Gross Internal Area
 5737 Sq Ft - 533 Sq M



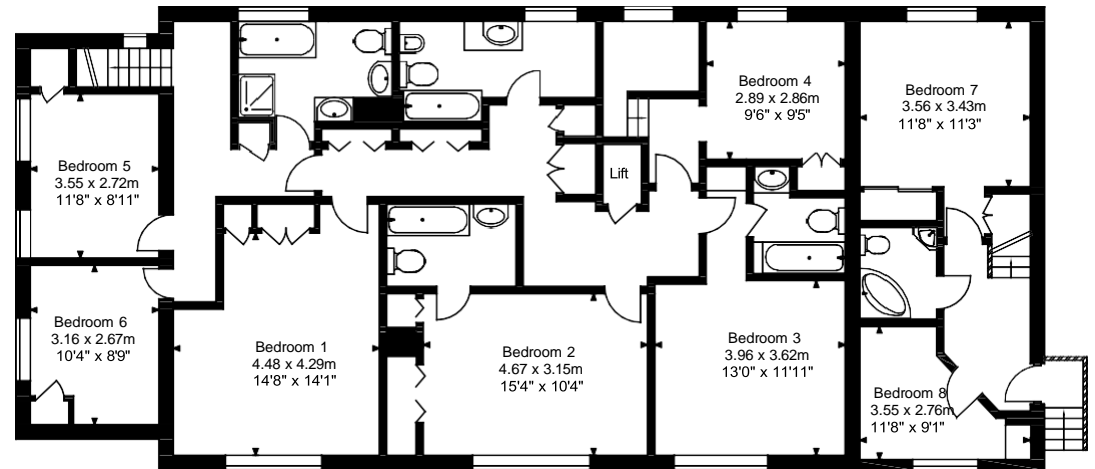
Lower Ground Floor



Second Floor



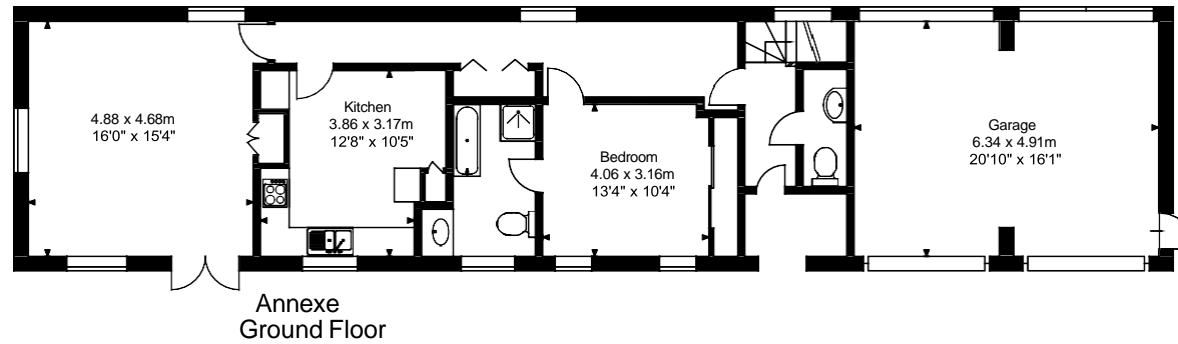
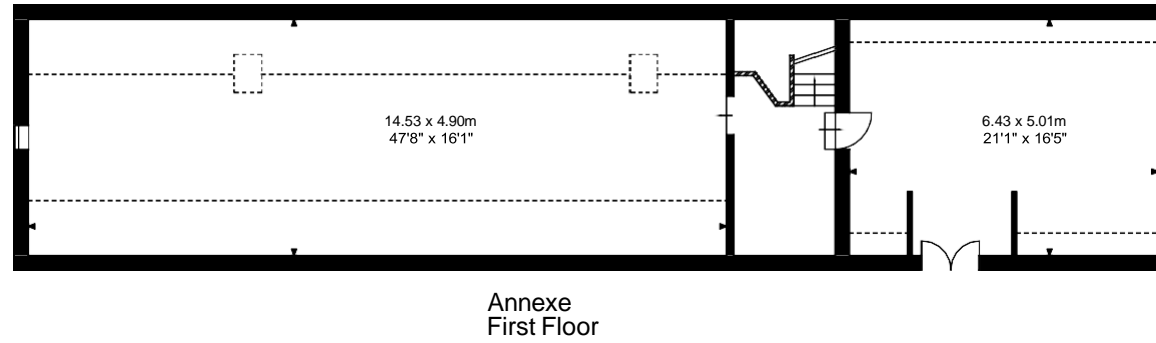
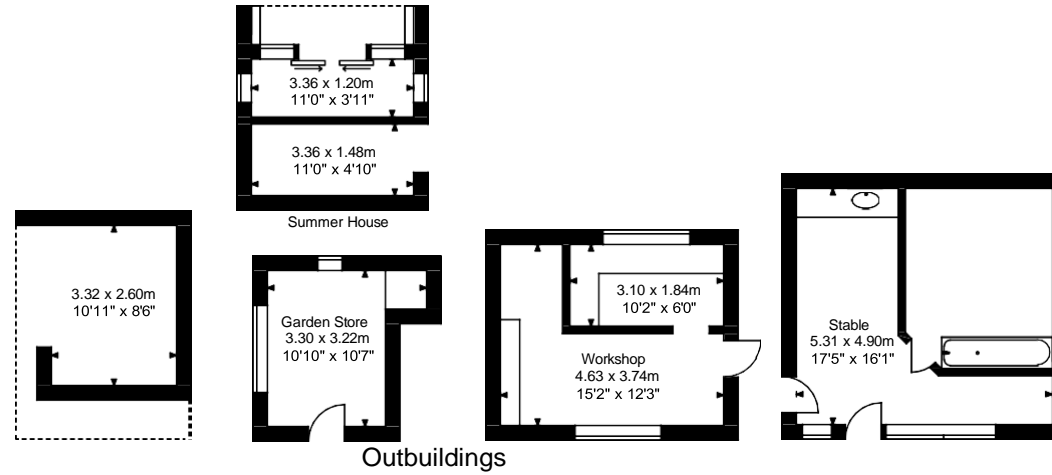
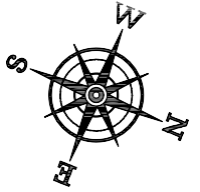
Ground Floor



First Floor

Annexe
Approx. Gross Internal Area
3228 Sq Ft - 229 Sq M

Further Outbuildings
Approx. Gross Internal Area
752 Sq Ft - 69 Sq M





Salisbury office

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