



**Modern family home in lovely location**

**£485,000**





## STRAWBERRY FIELDS, EASTERTON, SN10 4BB



4/5 2 3 2

### **Detached four bedroom home in the lovely village of Easterton.**

Built in 2023, this well positioned detached family home, attractively rendered in cream with a Welsh slate roof, is nestled in the village of Easterton.

Well presented, the house offers excellent accommodation comprising a 21ft dual aspect living room with French doors to the terrace, study space which could lend itself as a playroom or even fifth bedroom, with adjacent large cloakroom/WC which could quite easily accommodate a shower and be converted into an accessible en-suite.

The large modern kitchen diner with breakfast bar has ample cupboards and worktop space, with a range of integrated appliances, Smeg range with 5-point induction hob, fridge/freezer and dishwasher. The utility just off the kitchen includes a separate sink with space for washing and drying machines. Doors lead you out to the private rear garden.

Upstairs feels spacious with four bedrooms, the principal bedroom is lovely and light with a modern ensuite shower room and the second double is also furnished with a modern ensuite. There is a family bathroom and two further bedrooms.

The garden is southwest facing, very private and comprises a paved terrace area, flower beds and lawn. The corner of the garden offers another versatile dining / seating area, and a bolted side gate provides extra security for pets or children. To the front is driveway parking and a single garage with light and power and an electric vehicle charging point. There is potential to install a pedestrian door from the garden to the rear of the garage.

Occupying a slightly elevated position at the front of the cul-de-sac, there are lovely views stretching beyond the church towards Salisbury Plain, and plentiful walks and bridleways within easy access.





#### At a Glance:

- Detached modern new home
- Kitchen/breakfast room
- Cloakroom
- Study/bedroom
- Large living Space
- Four Bedrooms, two ensembles
- Family bathroom
- Southwest facing private garden
- Picturesque countryside views
- Garage with electric lighting and power
- Driveway parking for two cars with EV charging point

Services: Mains water, drainage & electricity. Air source heat pump. 8 years+ remaining on NHBC certificate. Electric car charging point.

EPC: B

Tax Band: F

Annual service charge payable to GreenSquare Homes for upkeep of communal areas = £250 p.a.

Mobile and Broadband checker - Ofcom







Easterton is a small village set between Market Lavington and Urchfont close to the foothills of the Salisbury Plain. The village itself offers a thriving public house with Market Lavington offering further facilities to include a local butcher's shop, medical centre, schools and shops and public houses. Strawberry Fields is in the priority catchment area for the OFSTED 'Excellent' Lavington School. Easterton has an active and welcoming community feel, with a weekly hub and various events including yoga and dog training at the village hall and play area.

The nearby market towns of Devizes and Marlborough provide a comprehensive range of amenities including shopping and schooling (both private and state) and sporting activities. Connections in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury, and to London Waterloo from Andover, Salisbury and Grateley. The major centres of Bath, Swindon, Salisbury and the country towns of Trowbridge, Chippenham and Marlborough are all within a thirty mile radius.

Extensive shopping facilities are available in the nearby market town of Devizes, including M&S and Sainsbury's supermarkets as well as independent boutiques, restaurants and a weekly market.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles), or A303 (13 miles) providing fast access to London, the South West and the M3.

Regular train services to London Paddington from Pewsey (from 60 minutes), Great Bedwyn (from 54 minutes), Hungerford (from 50 minutes), Swindon (from 47 minutes) and London Waterloo from Andover (from 70 minutes)

International airports at Gatwick, Heathrow, Bristol, Bournemouth and Southampton

Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.

Golf at North Wilts, Upavon, Bowood or Erlestoke golf clubs within 30 minutes

Further sporting facilities and clubs include horse riding and liverys, tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.

Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.

Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol. Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.

Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.

There is a wide choice of nursery, primary and secondary schools, St Barnabas CofE primary and Lavington Secondary in the more immediate area and Marlborough College, Dauntsey's and St. Francis.

#### General Services:

Mains water and drainage, electric and Air Source Heat Pump

Tenure: Freehold

Local Authority: Wiltshire Council: [0300 456 0100](tel:03004560100)

EPC Band: B.

Council Tax Band: F

Broadband and mobile coverage: <https://checker.ofcom.org.uk>





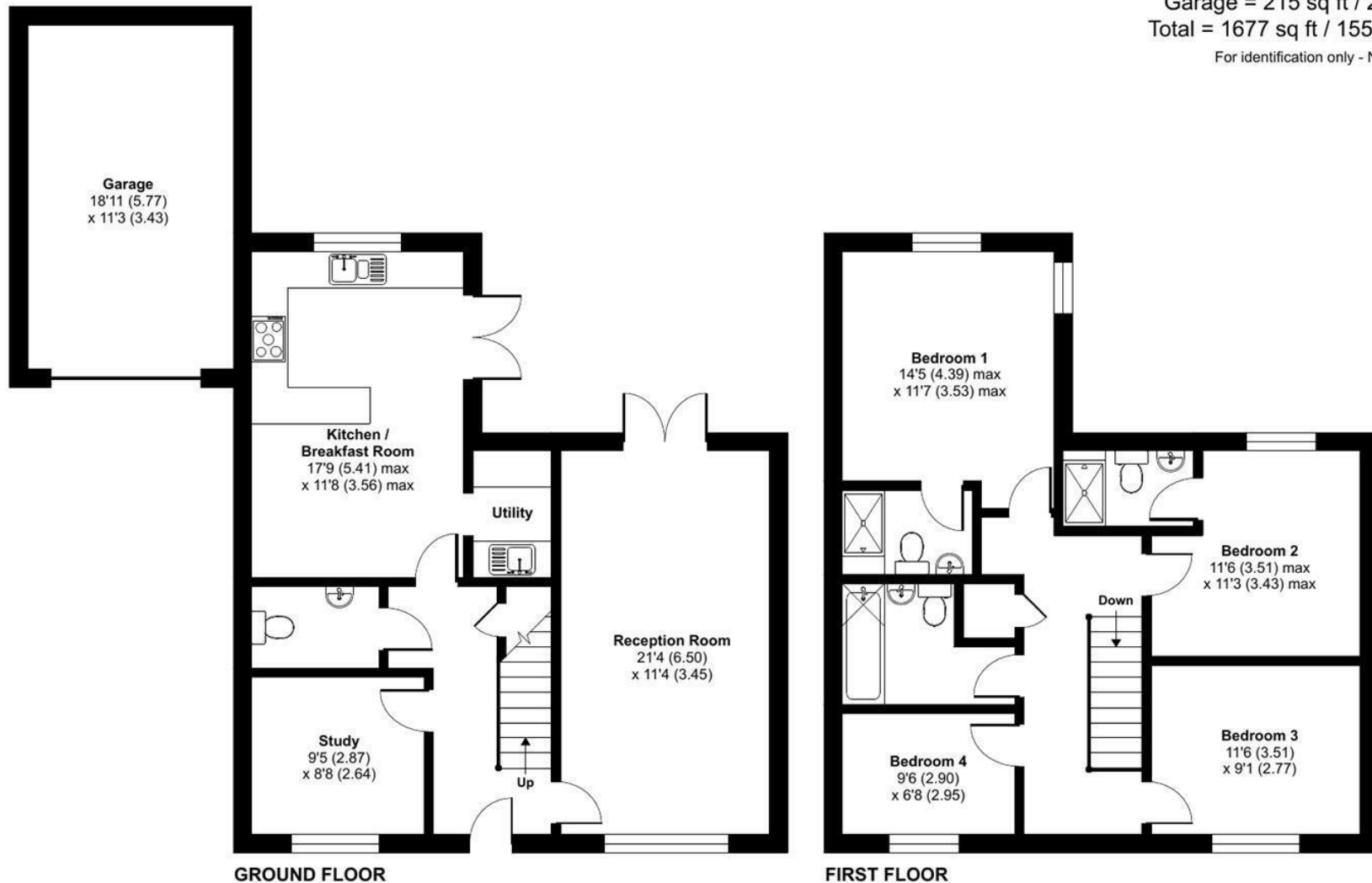
# Strawberry Fields, Easterton, Devizes, SN10

Approximate Area = 1462 sq ft / 135.8 sq m

Garage = 215 sq ft / 20 sq m

Total = 1677 sq ft / 155.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1148236

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## Winkworth