



A LOVELY VILLAGE HOUSE WITH A GORGEOUS GARDEN Guide Price £295,000 Freehold





FERN COTTAGE, 62 HIGH STREET, MARKET LAVINGTON, SN10 4AG

Fern Cottage is a beautifully presented and sunny cottage sitting in the heart of this well served village and with a glorious garden looking up to Salisbury Plain. The current owner has added insulation beneath the floor and updated the modern electric heating system ensuring the house is cosy and warm.

A pretty early Edwardian cottage, beautifully updated by the current owner who has redecorated the property throughout.

With wonderful views up to Salisbury Plain from the bedrooms and a pretty garden, a brick workshop with scope for repurposing, and masses of character, this is a delightful place to put down roots.

AT A GLANCE

Downstairs:

front entrance lobby

double aspect sitting room with bay window

dining room with wooden floor and panelling

stylish kitchen with stone flooring and an enclosed rear lobby

Upstairs:

two double bedrooms

family bathroom with bath and space and plumbing for washing machine

Outside:

There is a small front garden and to the rear, a gravelled terrace leads to a paved dining area and sturdy brick outbuilding. A picket fence opens up to the large lawned back garden with pretty trees, a produce bed and wildlife pond at the far end.



SERVICES

mains water, drainage and electricity

Wiltshire Council Tax band B

EPC band F

LOCATION

The bustling village of Market Lavington sits just below Salisbury Plain; 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 and butcher. The comprehensive school in Lavington is very well regarded as is the village primary school.

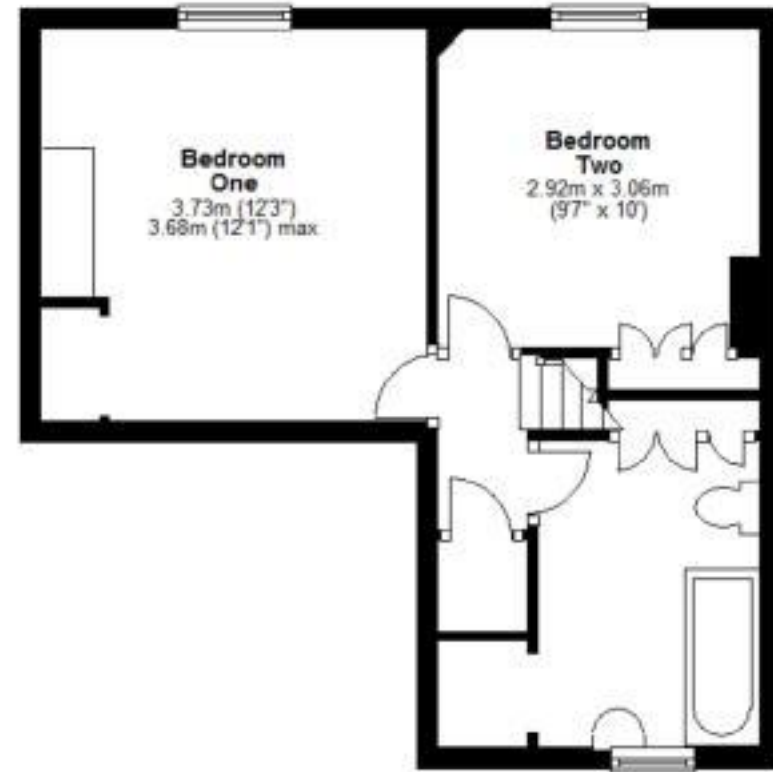
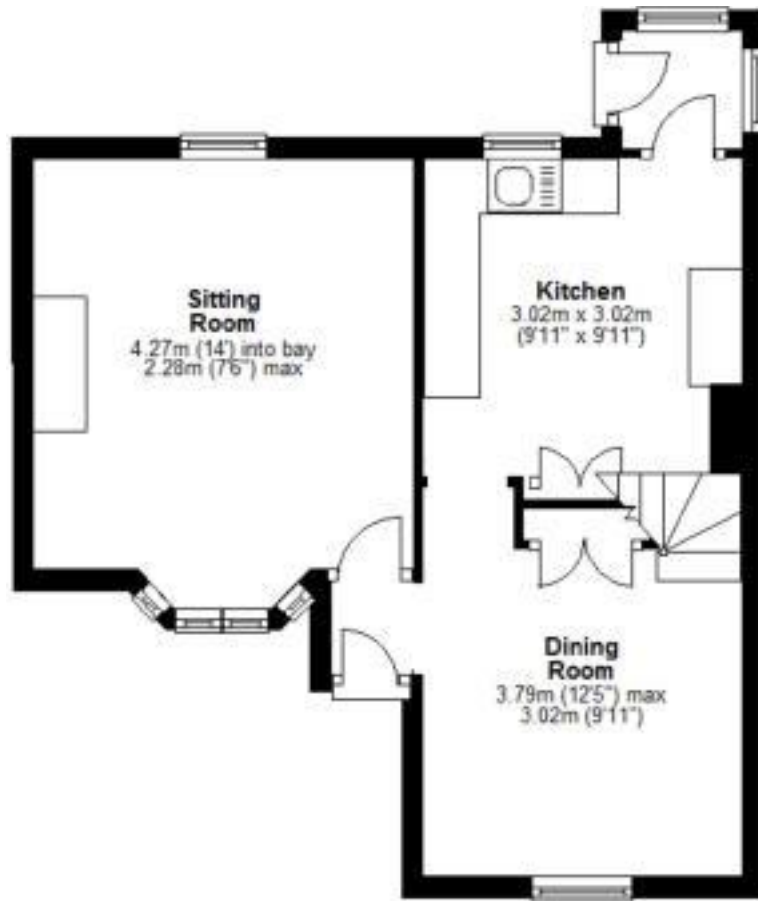
Communications are good, with both the M3 and M4 motorways easily accessed and mainline stations within reach at both Pewsey and Chippenham (London Paddington just over an hour) or Westbury if heading west. The historic cities of Bath and Salisbury are around 20 miles away and the market towns of Devizes and Marlborough are close enough for everyday shopping, with weekly produce markets, supermarkets, boutiques, entertainment and plenty of restaurants and bars.

DIRECTIONS

From our office, head up Long Street, down Potterne Hill (A360) and through the village of Potterne. At Black Dog Crossroads, turn left onto Spin Hill and follow it up and down turning left at the next T junction into The High Street. Pass the shops and after around a hundred yards the house will be found on the right hand side. Parking is on the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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