



**THE BEST OF ALL WORLDS**

Guide Price £350,000 Freehold

**Winkworth**



11 WHITE STREET, MARKET LAVINGTON,  
WILTSHIRE, SN10 4DP

**A beautifully restored cottage, quietly located near to the heart of the village. Completely updated, the house is a delightful mix of period charm and modern style and works wonderfully.**

Refurbished with real style, Number 11 is a surprisingly spacious cottage finished to a high specification and with both private driveway parking and a pretty enclosed garden.

**AT A GLANCE**

**Downstairs:**

spacious sitting room with wood burning stove  
inner hall with study and laundry space  
kitchen / dining room with doors to the garden  
cloakroom

**First floor:**

master bedroom with ensuite shower room  
single bedroom  
family bathroom

**Second floor:**

double bedroom

**Outside:**

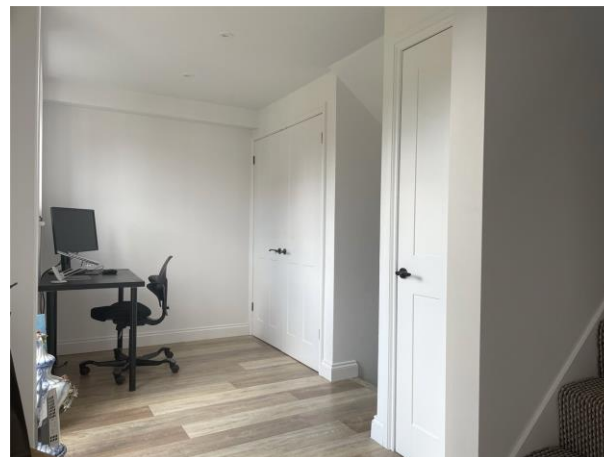
driveway parking to the side of the house  
pretty enclosed rear garden with paved seating areas and lawn, garden gate to footpath at the rear.

**SERVICES**

brand new electric heating system, mains water, drainage and electricity.

Wiltshire Council Tax band B

EPC band F



## LOCATION

Market Lavington is a charming village, well served with a post office, small supermarket, pub, butcher, doctor's surgery and pharmacy. There is also a primary and secondary school, library and museum. Sitting between West Lavington and Urchfont, the village runs along the edge of the Plain (reached at the top of White Street) which is perfect for walking and riding.

The pretty market town of Devizes is seven miles to the north and has a range of supermarkets, independent shops and cafes as well as a bustling weekly produce market. There is a lively annual timetable of festivals, carnivals and events the famous Wadworth Brewery and Kennet and Avon canal at right in the middle.

The historic cities of Bath and Salisbury are both within a forty five minute drive and there are stations at Pewsey and Chippenham going into London Paddington in just over an hour.

## DIRECTIONS

From Devizes, head out on the A360 in the direction of Salisbury on the Potterne Road. After around three miles, turn left at the Black Dog Crossroads and up Spin Hill. Follow the road down to the T junction and turn left, then take the first right hand turning onto White Street where the house will be found after about a hundred yards on the left.

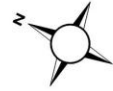
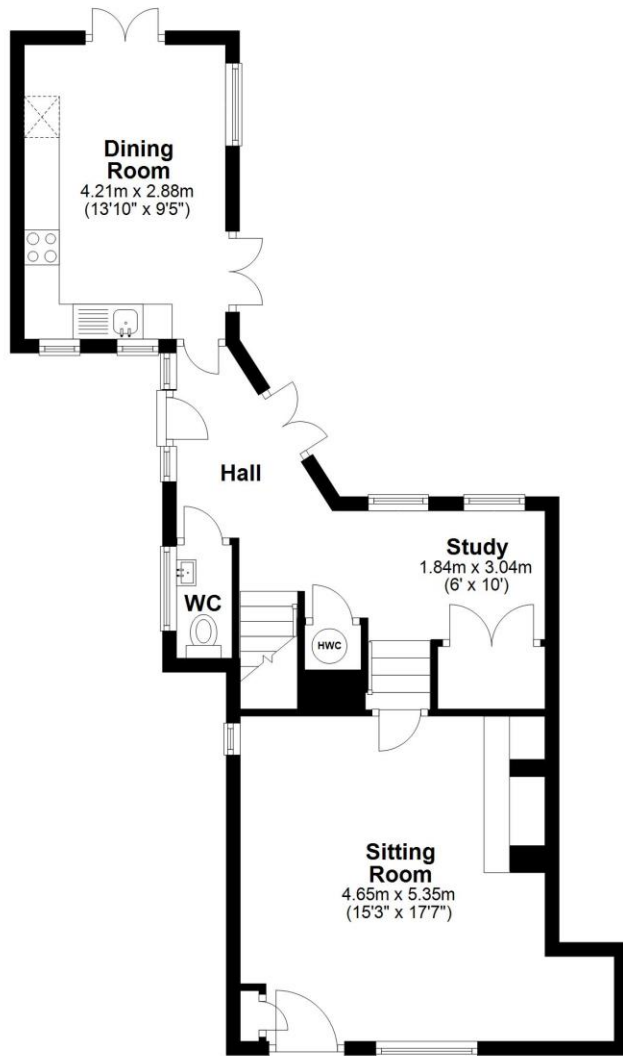


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



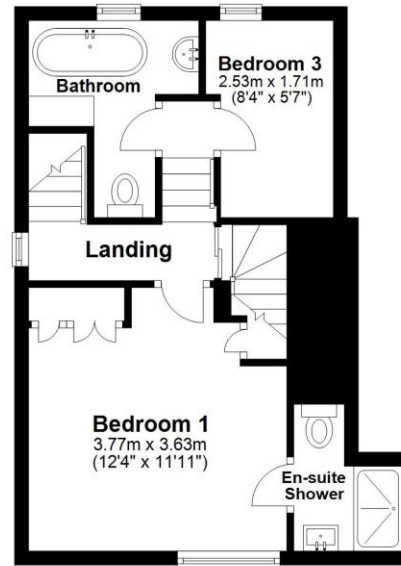
### Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



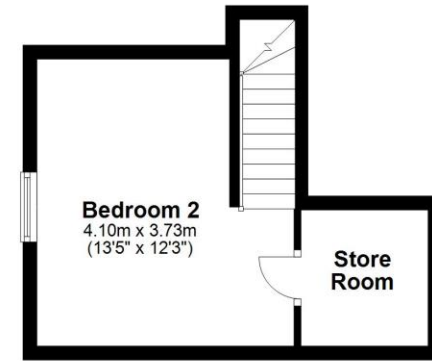
### First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



### Second Floor

Approx. 19.2 sq. metres (207.2 sq. feet)



Total area: approx. 105.9 sq. metres (1139.6 sq. feet)

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winkworth.co.uk

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