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2 Church Street

Church Street, Market Lavington  
Market Lavington, SN10 4DT

STRAKERS

## 2 Church Street, Market Lavington, SN10 4DT

An absolutely delightful and generously proportioned four bedroom detached home full of character and perfectly positioned in the village

- Four Bedrooms
- Detached Family Home
- Driveway Parking
- Central Village Location
- Grade II Listed
- Enclosed and Established Gardens
- Stunning Condition Throughout
- Oil Central Heating
- Walking Distance to Shops & Amenities
- Highly Desirable Village

Offers In Excess Of £550,000



**\*\*FOUR BEDROOM DETACHED PERIOD HOME\*\*GRADE II LISTED\*\*VILLAGE LOCATION\*\*OFF STREET PARKING\*\*HIGH STANDARD OF FINISH\*\*ESTABLISHED GARDENS\*\***

Believed to have been built in approximately the 1770s, this beautifully finished and charming four bedroom detached home really is the quintessential village dream and retains many of its original character features. Formerly a public house known as The Volunteer Arms, the house has been completely renovated and updated throughout to create a stunning residence ready to move straight into. With a large loft space, there is room to convert (subject to planning) to further accommodation and also a large cellar which was tanked and under warranty, again creating further space.

Walking in from the driveway, through the main front door and into the snug area, it becomes immediately apparent with how much character this home oozes. With inglenook fireplace & log burner, exposed beam and staircase to first floor, there is a downstairs WC to the right hand side, and staircase down to the cellar and opening into the main dual aspect reception room to the end of the house which features a further fireplace and log burner.

The dining room located to the other end of the house has door to garden, beautiful tiled flooring, separate staircase to first floor and opens into the kitchen. The dual aspect kitchen, with a continuation of the tiled flooring has a combination of granite and wooden work surfaces, wall and floor units, a Range Cooker and variety of built in appliances.

Upstairs on the first floor at three double bedrooms, a single bedroom, a separate WC and a separate family bathroom.

Outside is a fully enclosed tiered garden with established borders and driveway parking for two cars.

### Situation

The property is located in the centre of the village, within a short stroll of the exceptional facilities the village has to offer including primary and secondary schooling (Dauntsey's School is less than 2 miles away, Marlborough College and St Marys Calne also easily accessible), a doctors surgery, a public house, pharmacy, a Co-op food shop, butchers, an active village hall, a church and numerous local footpaths over rural countryside.

Market Lavington lies about five miles south of the bustling market town of Devizes - the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within easy motoring distance. The A303 to the south and M4 to the north provide fast road access to London and the West Country. Mainline rail services are available at Pewsey, Westbury and Andover.

### Property Information

Tenure: Freehold

Grade II Listed

Council Tax: Band F

Services: Oil fired central heating, mains water, drainage & electricity.



## Church Street, Market Lavington, Devizes, SN10

Approximate Area = 3172 sq ft / 295 sq m

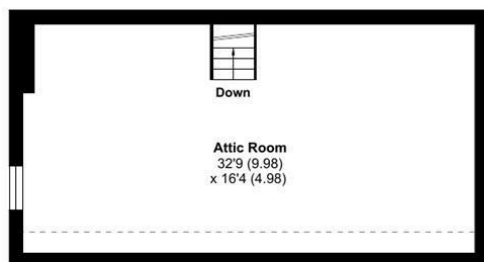
Limited Use Area(s) = 49 sq ft / 5 sq m

Total = 3221 sq ft / 300 sq m

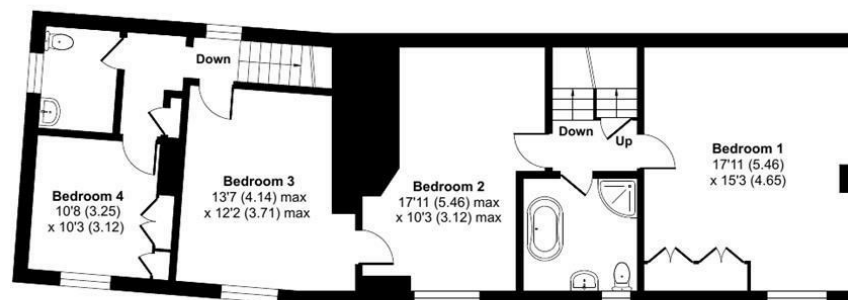
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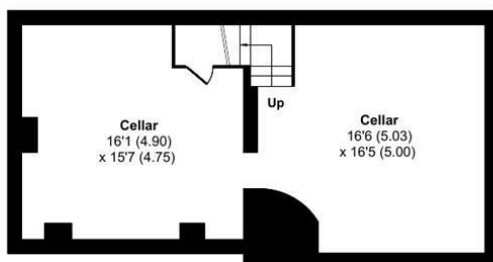
Denotes restricted  
head height



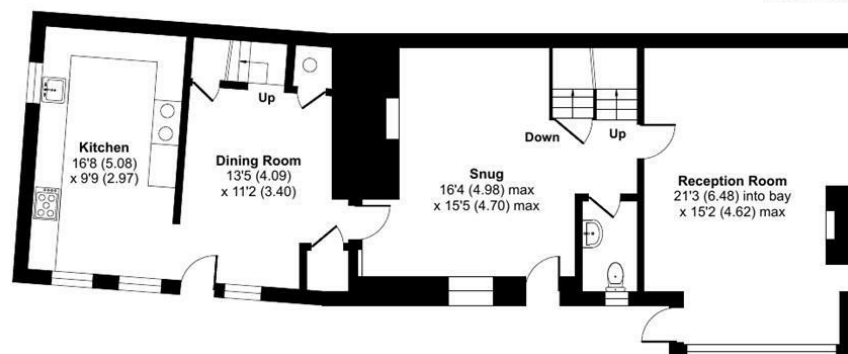
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Strakers. REF: 841582

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