



11A DAVIS ROAD, MARKET LAVINGTON, DEVIZES, WILTSHIRE, SN10 4DQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



11A DAVIS ROAD, MARKET LAVINGTON, DEVIZES, WILTSHIRE, SN10 4DQ
PRICE GUIDE: £325,000

Truly deceptive in appearance, 11a Davis Road is an impressive modern house offering approximately 1296 sq. ft of internal accommodation, a good size private south facing garden and off road parking for three cars. The property is located within a small cul-de-sac which is a short walk from the village centre and village hall, excellent country walks and local schools.

This well presented family home offers well maintained and extended accommodation comprising of a reception hall/study, sitting room, dining room, large well planned kitchen, conservatory/sun lounge, main bedroom with en suite (plumbed but not fitted), three further bedrooms and a large family bathroom. There is also a large storage area/attic room accessible from the bathroom. The property is fully double glazed, and heated via electric convection and storage units.

To the front of the house is a gravelled and paved drive with off road parking for three cars. The rear garden is an excellent size, south facing and fully enclosed with patio/seating area, lawn, shrubs and flower beds.

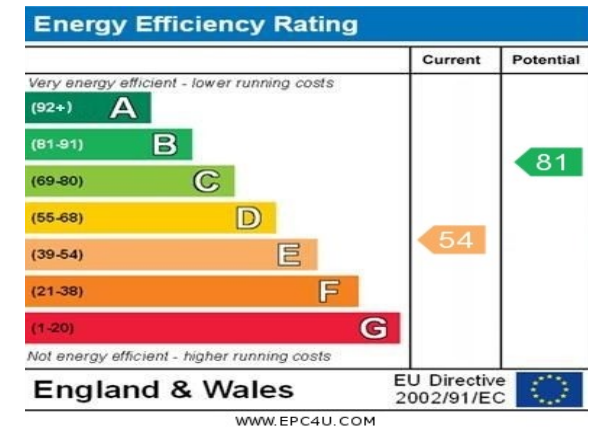
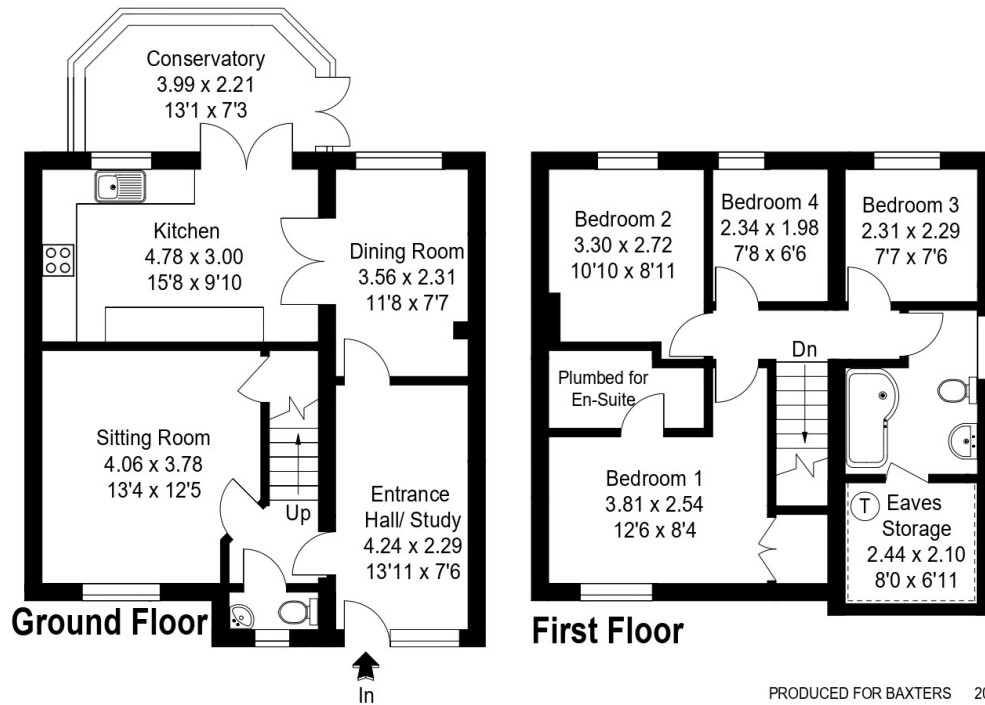
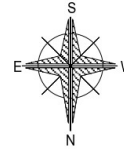
Location: Located on the edge of the Salisbury Plain, the thriving Wiltshire village of Market Lavington lies some five miles south of Devizes and approximately 19 miles to the north west of the Cathedral City of Salisbury. Facilities within the village include a 7 day late opening convenience store, pharmacy, butcher, cafe, doctors surgery, church, hairdressers, public house and village hall. Educational facilities are well catered for and include St. Barnabas Primary School, Lavington Secondary School and Dauntsey's Public School in the neighbouring village of West Lavington. A comprehensive range of additional amenities and facilities are available in Devizes, Salisbury and Bath which are all within 25 miles.



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Approximate Gross Internal Area :- 115 sq m / 1235 sq ft

--- = Reduced headroom below 1.5 m / 5'0



PRODUCED FOR BAXTERS 2023

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire. Council Tax Band C - £2,255.23 : for year 2023/24 . Mains Electricity, Water and Drainage. Electric Heating . Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed along A360 Devizes Road for approximately 8 miles to the Longbarrow roundabout (the junction with the A303), continue across still following the A360 and proceed to the next roundabout with Stonehenge Visitor Centre on your right hand side. Take the first exit left still following the A360 and continue through Shrewton, bearing left at the roundabout, signposted Tilshead. Follow the road passing through Tilshead, into West Lavington along the A360, passing the Churchill Arms on the right hand side, followed by Dauntsey's School on the left and take the next turning right onto the A3098. Follow the road into Market Lavington passing Lavington School on the left hand side. At the mini roundabout turn left into Grove Road, followed by the first left into Francis Road and the second turning left into Davis Road. 11A Davis Road will be found at the head of the close.

From Devizes take the A360 and follow the road through the village of Potterne and Freith and follow the road into West Lavington. At the crossroads turn left onto the A3098 signposted Market Lavington and follow the directions as above.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10671.