AN OASIS OF CALM IN THE HEART OF THE VILLAGE
This is a very special property, quietly tucked away in a gated courtyard just off the centre of Market Lavington. The small development of individual houses was created ten years ago and the design was for good sized rooms and a real feeling of space. Bricklayers (it was a former builders yard!) has the additional attraction of a very pretty garden with a wall along one side. There is private allocated parking for two cars.

With three bedrooms and three bathrooms and three large rooms downstairs this is a house with plenty of accommodation and enough space for large furniture.

AT A GLANCE:
- entrance hall
- dining room
- drawing room with doors to the garden
- kitchen / breakfast room with doors to the garden
- cloakroom

UPSTAIRS
- master bedroom with ensuite bathroom
- guest bedroom with ensuite shower room
- third double bedroom
- family bathroom

OUTSIDE
- gated driveway and allocated parking
- small front garden with side access
- rear garden with paved terrace, lawn, shed and mature borders and raised beds

SERVICES
- oil fired central heating, mains water, drainage and electricity
- Wiltshire Council Tax Band E
- EPC applied for
LOCATION
The bustling village of Market Lavington sits just below Salisbury Plain which affords wonderful walking and riding opportunities, if you turn right from the entrance to the property you will be able to walk straight up to the Plain. There is a church and pub in this well served village which has everything from a doctor’s surgery to a library, hairdresser, post office, supermarket, top notch Indian takeaway and butcher. There is excellent schooling nearby for all ages in both the private and state sectors including Dauntseys, St Margaret’s and St Mary’s, Calne, Marlborough and St Francis. The comprehensive school in Lavington is very well regarded as is the primary in West Lavington. 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 Wesbury if heading west. Bath and Salisbury are around 20 miles away and the market towns of Devizes and Marlborough are close enough for everyday shopping, entertainment and dining.

For More Local Information See:
http://www.devizes.org.uk/

DIRECTIONS
From Devizes leave on the A360 heading toward Salisbury. Drive down through the village of Potterne and continue along to Black Dog Crossroads, just beyond Freith. Turn left here onto Ledge Hill and carry on up and over Spin Hill. At the bottom turn right at the mini roundabout towards the village of Market Lavington. Go left at the T junction and continue for around 300 metres then turn right into White Street. After around 20 metres Gyes Old Yard will be found on the right hand side.