



LITTLETON LODGE

# Littleton Lodge

Littleton Panell

Devizes

Wiltshire

SN10 4ES

Luxury country living. A classic Victorian village house offering the ultimate in contemporary luxury.

A beautifully presented house, with a stunning, award-winning extension, providing very generous living accommodation (nearly 5000ft<sup>2</sup>) with views together with a self-contained annexe.

In all about three quarters of an acre.

**PRICE GUIDE £1,650,000**

Freehold



## Description

Dating from 1879, this extensive 7 bedroom, 6 bathroom Victorian house, believed to have been built by the village miller, offers the ultimate in contemporary yet classical luxury. Overlooking a vineyard to the rear and standing in generous grounds, the house itself was entirely renovated and modernised in 2015 with an award winning zinc clad extension constructed to hold centre-piece prominence at the rear of the house. There is a self-contained one bedroom annexe in the grounds which is styled to the same high standard as the main house. It is currently being used as a holiday cottage but could also become a family/nanny annexe if required.

## Situation

The property is in a delightful position in the heart of the village with far reaching views from the garden. Littleton Panell and its neighbouring village of West Lavington, have a range of local amenities and lie about five miles south of the bustling market town of Devizes. There is an excellent choice of both state and private schooling in the area - Dauntseys School is within walking distance - and those with an interest in country and leisure pursuits are well catered for in the region.

The centres of Bath, Salisbury, Swindon and Marlborough are within easy motoring distance. There are good road (M4 and A303) and rail links nearby (Pewsey and Westbury).

## Services

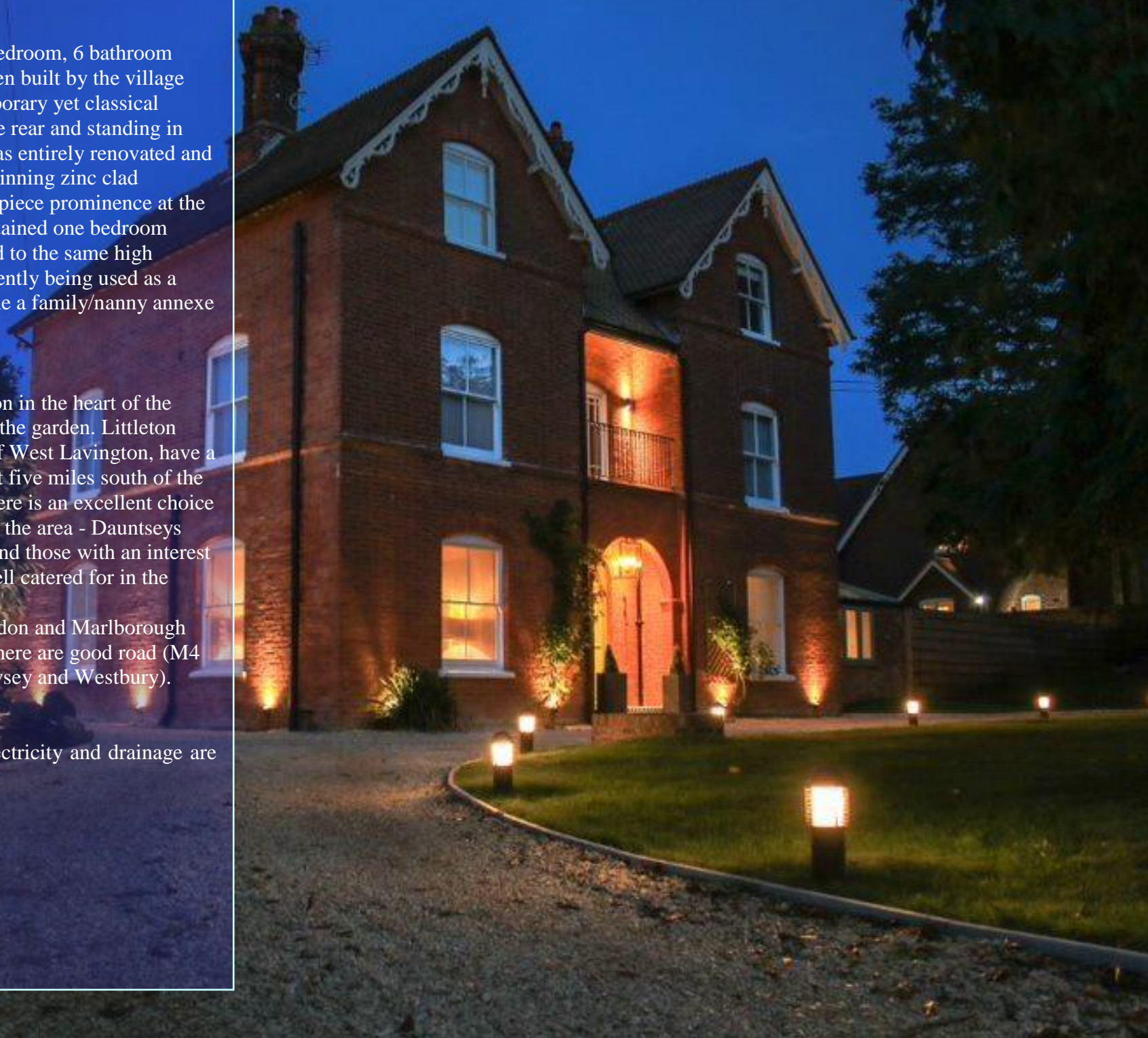
We understand that mains water, electricity and drainage are connected. Oil fired central heating

## Local Authority

Wiltshire Council  
Council Tax Band G

## EPC

Current rating E





# High Street, Littleton Panell, Devizes, SN10

Approximate Area = 4982 sq ft / 462.8 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 571 sq ft / 53 sq m

Annex = 345 sq ft / 32 sq m

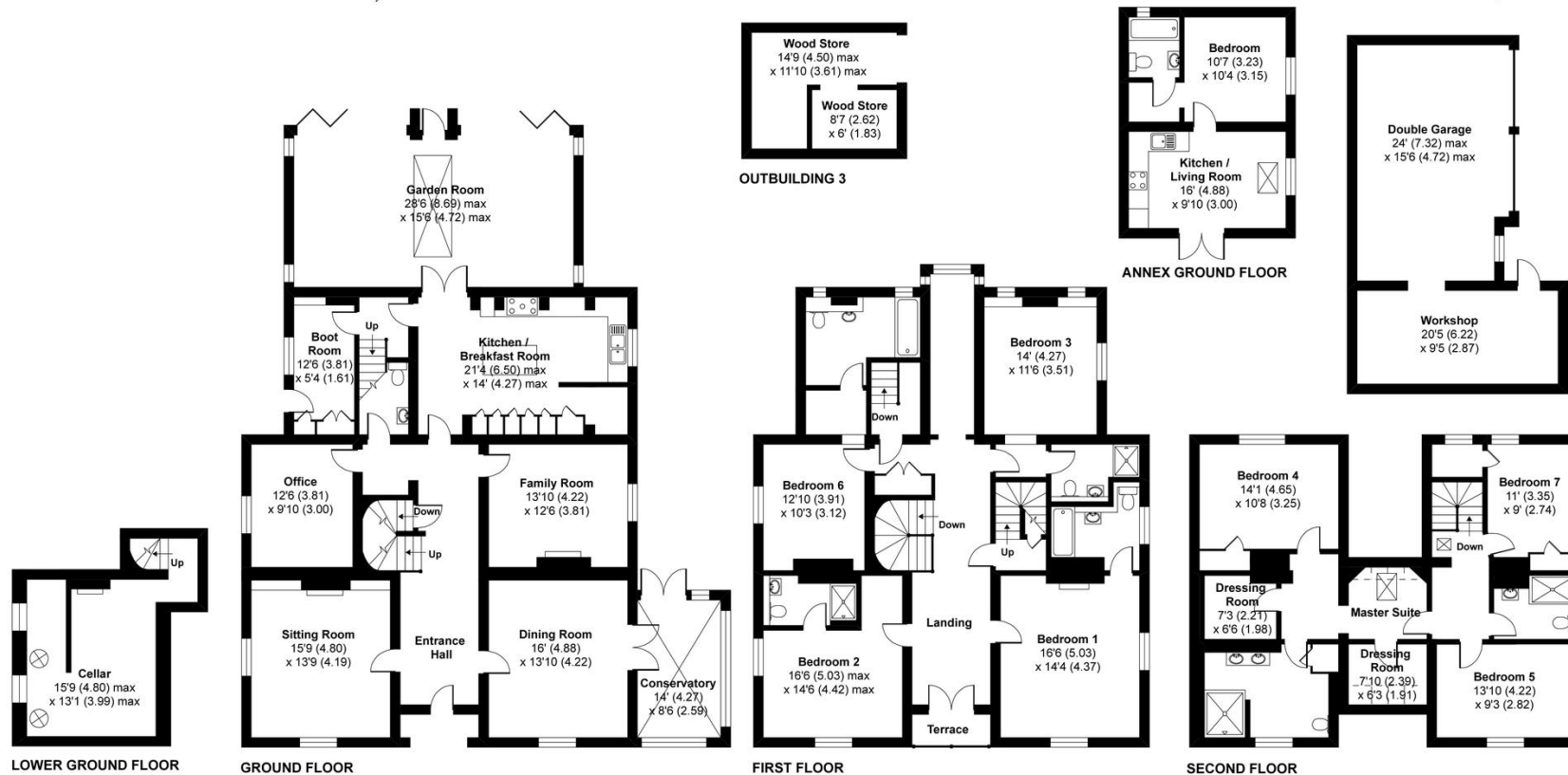
Outbuilding = 175 sq ft / 16.2 sq m

Total = 6106 sq ft / 567.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Strakers. REF: 665023

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