



Basil Cottage, Parsonage Lane  
Market Lavington, SN10 4AA





Basil Cottage, 7 Parsonage Lane,  
Market Lavington, Wiltshire, SN10  
4AA

A simply stunning end of terrace cottage that is packed with charming period features inside and out, and which enjoys far reaching views up to Salisbury Plain from a private south west facing garden.

- End Of Terrace Cottage
- Beautiful Period Features
- Great Views
- S/W Facing Private Garden
- 2/3 Bedrooms, 2 Receptions
- Bathroom & Shower Room
- Oak Framed Dining Room
- Useful Outside Insulated Office
- Garage & Parking
- Sought After Village Location

£359,950





**\*\*Grade II Listed Cottage\*\* Stunning Interior Full Of Character\*\*  
Fabulous Oak Framed Extension\*\* Charming Outside Office\*\*  
Views Up To Salisbury Plain**

An utterly charming character home that is full of features. This individual thatched cottage has been creatively extended to the rear with a superb oak framed dining room. Internally the accommodation is now surprisingly generous. A welcoming entrance hall with slate flagstones, a utility cupboard and ample storage leads off to a stylish refitted shower room. Oak internal doors lead off the hall into the gorgeous vaulted dining room with exposed beams and a continuation of the slate floor. The bespoke kitchen features limestone floor tiles, oak worktops. There is an under stairs larder cupboard, a fitted dresser and an attractive fireplace with a former bread oven. The cosy sitting room has an inviting log burning stove for those cold wintery nights. On the first floor the impressive vaulted master bedroom is dual aspect with exposed wooden floorboards and wall timbering and has fitted double wardrobes. There is a second double bedroom that has a door through to a flexible study/dressing room/bedroom 3 (previous owner used it as a bedroom). The modern first floor bathroom has painted wooden floorboards, a bath and an exposed beam. Outside, No 7 owns a recently reroofed garage and the space in front of garage which is 17 feet or 5.2 metres long and 9'10" or 3 metres wide. The south west facing lawned garden is a real delight and has an Indian sandstone patio terrace, laurel and beech hedging, a flowering cherry, apple and pear trees. For those working from home there is also a perfect outdoor insulated office with mezzanine storage.

### Situation

Basil Cottage is located in this thriving Wiltshire village with wonderful countryside walks right on the doorstep. This charming cottage is situated along a one way lane in the heart of the village which enjoys an extensive range of amenities including primary and secondary schools, a doctors surgery, various public houses, church, pharmacy, grocery store, butchers, post office and hairdressers. Market Lavington lies some five miles south of the historic market town of Devizes which offers a more comprehensive range of shopping, transport and leisure facilities. The major centres of Chippenham, Marlborough, Swindon, Salisbury and Bath are all within commuting distance.

### Property Information

Tenure: Freehold

Council Tax Band: D

Grade II Listed & Conservation Area

Mains electricity, water and drainage. Oil heating.



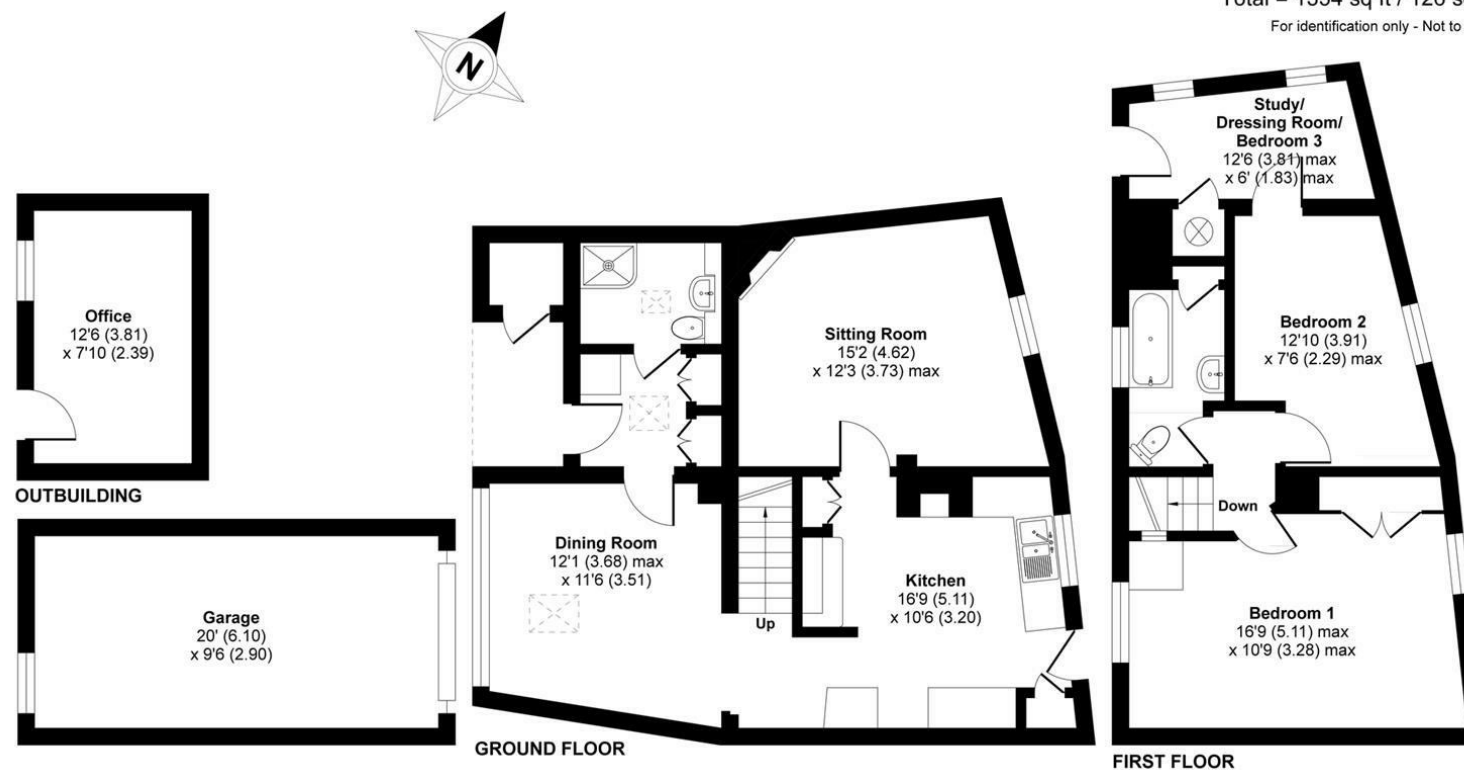
## Parsonage Lane, Market Lavington, Devizes, SN10

Approximate Area = 1245 sq ft / 116 sq m (includes garage)

Outbuilding = 109 sq ft / 10 sq m

Total = 1354 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Strakers. REF: 680983

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