



BEAUTIFULLY PRESENTED, BEAUTIFULLY POSITIONED, EXCITING POTENTIAL

GUIDE PRICE £1,000,000 FREEHOLD

Winkworth



SANDFIELD HOUSE, DROVE LANE, MARKET LAVINGTON, WILTSHIRE, SN10 4NT

This is a rare opportunity to secure a spacious family home and level equestrian land with full planning consent to convert the detached offices, store rooms and stables into a second home for multi-generational living. On the edge of a sought after village in a quiet lane this light filled five bedroom house has a wonderful feeling of space and glorious far reaching views from front and back up to Salisbury Plain. This is a lovely place to put down roots and settle in with the whole family.

AT A GLANCE

Ground floor:

- Covered verandah leads into the open plan family room with wood burner
- Separate roomy snug with original fireplace
- Large dual aspect kitchen/diner with separate walk-in pantry
- Recently renovated utility/boot room
- Lobby and loo

Upstairs:

- Master bedroom with ensuite
- Four further generous double bedrooms
- Modern family bathroom

Outside:

- Large gardens to front and rear
- Large offices/storerooms/stables with PP
- Covered informal entertainment area
- Tractor store. Masses of parking
- Two further stables in the paddocks.
- Well fenced sand school, over three acres of level pasture fully fenced with electric fencing and water supply in situ - wonderful hacking onto Salisbury Plain.
- Gardens and grazing approx. four acres



THE ADDITIONAL DWELLING:

FULL planning permission (PL/2022/07643) for the new owner to convert the existing offices, storerooms and stables and create a light filled, two or three bedroom home with stunning views up to the Plain. Perfect for multi-generational living.

LOCATION

Market Lavington is a charming village, well served with small supermarket, pub, butcher, doctor's surgery and pharmacy. There is also a primary and secondary school, library and museum. Sitting between West Lavington and Urchfont, the village runs along the edge of the Plain which is perfect for walking and riding. In addition to the village schools, there are nearby independent schools at Dauntsey's in West Lavington, St Margaret's and St Mary's in Calne, Warminster and of course, Marlborough College.

The pretty market town of Devizes is seven miles to the north and has a range of supermarkets, independent shops and cafes as well as a bustling weekly produce market. There is a vibrant annual timetable of live music, festivals, carnivals and events with the famous Wadworth Brewery and Kennet and Avon canal right in the middle.

The lovely and historic cities of Bath and Salisbury are both within a forty five minute drive and are home to theatres, cinemas and comprehensive shopping and dining venues. Communications are good with stations at Pewsey and Chippenham going into London Paddington in just over an hour and access to the M4 and A303 within half an hour.

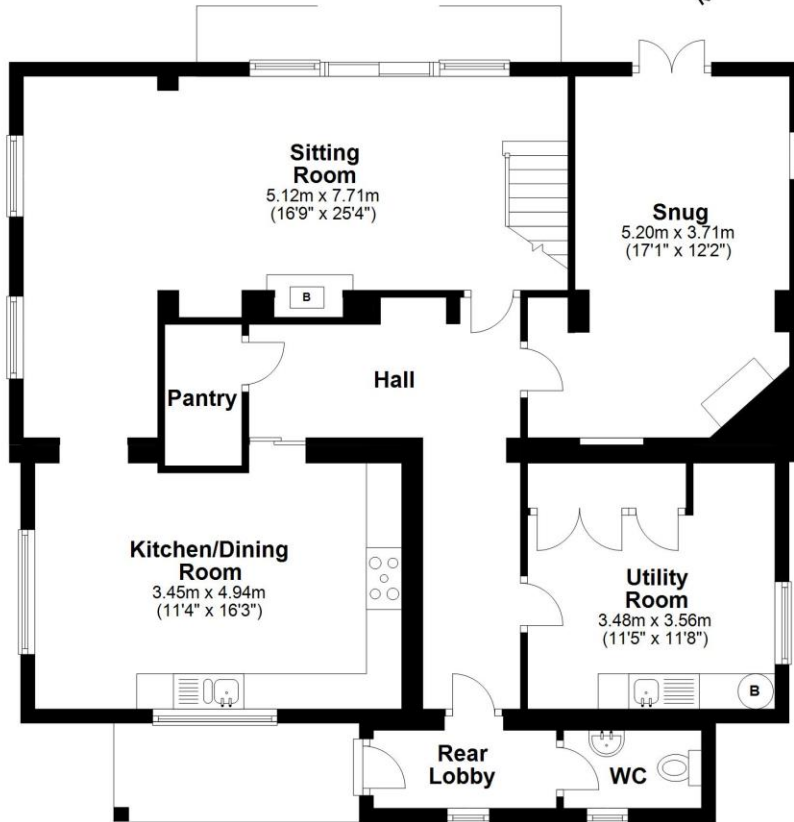
DIRECTIONS

From Devizes, head up Long Street, down Potterne Hill (A360) and through the village of Potterne. At Black Dog Crossroads, turn left onto Spin Hill and follow it up, and down to the next mini roundabout T junction and go left onto The High Street. Continue through the village and over the mini roundabout at the end. Take the next left hand turn and the house will be found on the right just beyond the primary school.

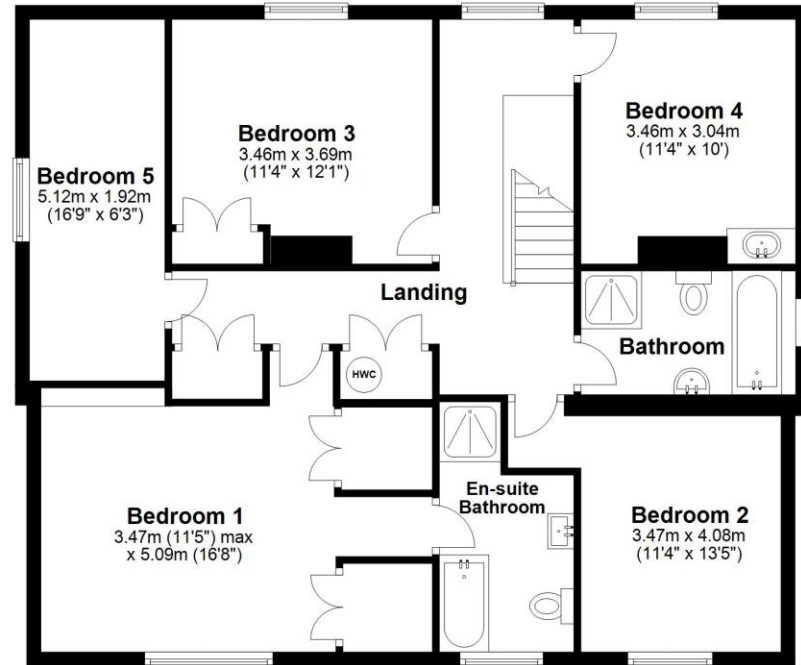


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-)	A		78
(81-84)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor
Approx. 103.0 sq. metres (1108.7 sq. feet)



First Floor
Approx. 97.2 sq. metres (1046.3 sq. feet)



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