



OAK LANE,
EASTERTON

Carter Jonas

10 OAK LANE, EASTERTON, SN10 4PD

SPACIOUS FOUR-BEDROOM FAMILY HOME WITH THREE RECEPTION ROOMS, GARAGE AND SUPERB GARDEN

KEY FEATURES

- Four-bedroom detached family home
- Three spacious reception rooms
- Garage and ample off-street parking
- Large, established rear garden
- Village location in sought-after Easterton
- Scope for modernisation and improvement
- Flexible and versatile accommodation
- Ideal family home with excellent potential
- No Onward Chain



SITUATION

Easterton is a charming Wiltshire village situated c.6 miles to the south-east of Devizes, and c.16 miles to the south-west of the thriving market town of Marlborough, with the cathedral city of Salisbury c.19 miles to the south-west, on the edge of the Pewsey Vale, surrounded by attractive countryside. Conveniently located for Pewsey, Marlborough, and excellent transport links, including mainline rail services to London Paddington from Pewsey and Chippenham. Easterton is a small Wiltshire village. The traditional market town of Devizes offers a range of educational, shopping and recreational facilities, with golf courses at Bowood and North Wilts Golf clubs. Communications are excellent, with J.15 of the M4 c.22 miles to the north-east and the A303 (leading to the M3) c.12 miles to the south. A fast and regular rail service is available from Chippenham to London/Paddington, with an average journey time of c.1 hour and 20 minutes. A range of schooling in the area includes a primary and secondary school and Dauntseys in West Lavington. Easterton has a public house and parish church, and local shopping facilities are to be found in the neighbouring village of Market Lavington, c.1 mile in distance, which include a general store.

DESCRIPTION

Occupying a generous and established plot within the sought-after Wiltshire village of Easterton, this substantial four-bedroom detached family home offers spacious and versatile accommodation extending over two floors. Having been a much-loved home for many years, the property presents an exciting opportunity for prospective purchasers to modernise and adapt the accommodation to suit their own tastes and lifestyle requirements.

The ground floor offers a well-balanced layout ideally suited to family living. There are three separate reception rooms, providing excellent flexibility for a variety of uses, whether as formal sitting and dining rooms, a family room, playroom, or home office. The principal reception spaces enjoy an abundance of natural light and lovely views across the surrounding gardens, creating a bright and welcoming atmosphere throughout.

At the heart of the home is a generous kitchen/breakfast room overlooking the rear garden, offering ample space for everyday family life and informal dining. Adjoining the kitchen is a useful utility area, providing additional storage and practicality, with convenient access to the outside.

To the first floor are four well-proportioned bedrooms, all enjoying pleasant outlooks over the gardens and surrounding area. The accommodation is served by two bathroom facilities, making the property well suited to growing families or those seeking comfortable guest accommodation.

While the property would now benefit from a degree of updating, it offers an excellent foundation upon which to create a superb family home. The spacious accommodation, generous plot and desirable village location combine to offer significant potential for enhancement and future enjoyment.

OUTSIDE

The property is approached via a driveway providing ample off-road parking and access to the garage. Set well within its plot, the house enjoys an attractive position with mature gardens wrapping around the property, creating a wonderful sense of privacy and seclusion.

A particular feature of the property is the beautifully maintained wraparound garden, which provides extensive areas of lawn interspersed with a variety of mature trees, shrubs and established planting. The gardens offer plenty of space for children to play, keen gardeners to cultivate, or for entertaining family and friends during the warmer months.

The established boundaries help create a high degree of privacy, while the size and scale of the plot provide a wonderful backdrop to the house and further enhance its appeal as a family home. The garage and extensive driveway parking add to the practicality of the property, completing an excellent opportunity in this popular village setting.





SERVICES & MATERIAL INFORMATION

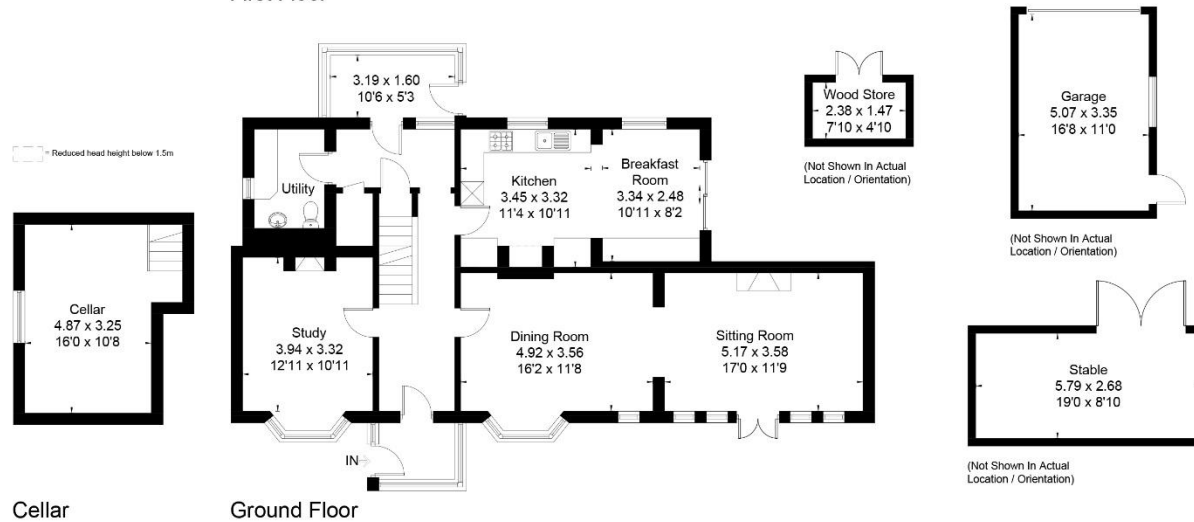
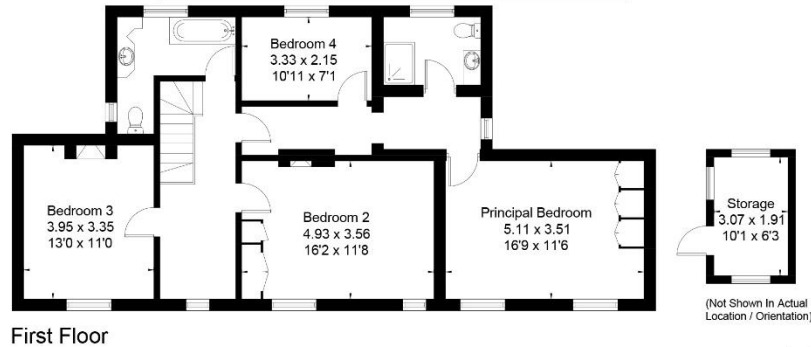
- Freehold
- Oil fired central heating Mains water, electricity and drainage.
- Council tax band: G
- Energy efficiency rating: D
- Local Authority: Wiltshire Council
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE £800,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Oak Lane, Easterton Devizes, SN10
 Approximate Area = 2183 sq ft / 202.8 sq m
 Cellar = 187 sq ft / 17.4 sq m
 Outbuildings = 450 sq ft / 41.8 sq m
 Total = 2820 sq ft / 262.0 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114277

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Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

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