



SANDILANDS,
MARKET LAVINGTON

Carter Jonas

SANDILANDS, DROVE LANE, MARKET LAVINGTON, SN10 4NT

AMENITIES

- Detached
- Two bedrooms
- Scope for improvement
- Outline planning consented
- 3 Acres of land
- Quiet village location

SITUATION

Quietly situated off the bustling & historic village of Market Lavington, with the greater town of Devizes only 15 minutes away with full range of amenities; shops, doctors surgeries, supermarkets, pubs, chemist, butchers & banks. The area is very well served educationally, both state & private, with St Barnabas (nursery & primary), Daunsteys pre-school (primary) Lavington (secondary) & Dauntseys (secondary) all within a short distance, with Marlborough College (private) only 30mins away

The nearest railway station is Pewsey (25mins 12.5mi) away, to London Paddington, with Grateley for London Waterloo, a little farther at 40mins (25.5mi).

DESCRIPTION

A unique opportunity to acquire a double fronted villa in need of complete refurbishment (with positive reply to pre Application enquiry) in a gloriously idyllic location set in approx. 3 acres.

Offered to the market for the first time in over 60 years, and the only house accessed off the byway, Sandilands presents the most wonderful opportunity to create a masterpiece, with outline planning consent to rebuild and incorporate the existing barn.

At nearly 1700 square feet within the property, there is plenty of space and scope to create a wonderful family home.

The outside space has been left to wild and offers a blank canvass for someone to create garden space, as well as having additional space for paddocking should one need.

A UNIQUE OPPORTUNITY TO ACQUIRE A DOUBLE FRONTED VILLA IN NEED OF COMPLETE REFURBISHMENT (WITH POSITIVE REPLY TO PRE APPLICATION ENQUIRY) IN A GLORIOUSLY IDYLIC LOCATION SET IN APPROX 3 ACRES.



OFFERS IN EXCESS OF: £550,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

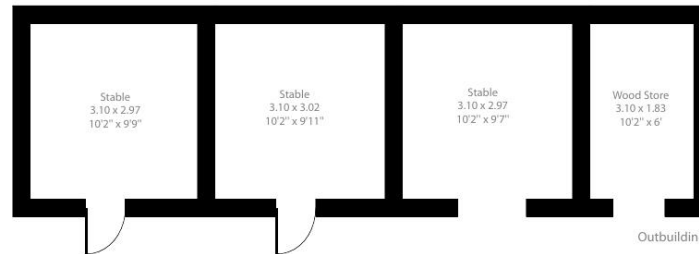
Drove Lane, Easterton Sands, Market Lavington, SN10

Approximate Area = 1689 sq ft / 156.9 sq m

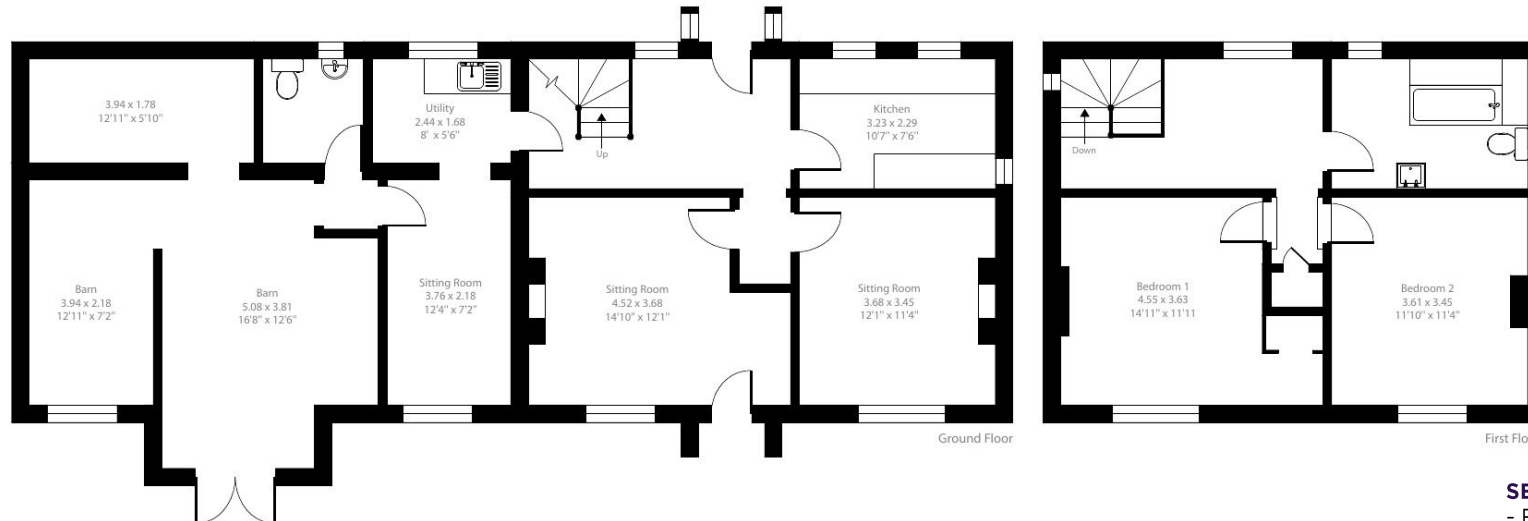
Outbuilding = 389 sq ft / 36.1 sq m

Total = 2078 sq ft / 193. sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1248354

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, no current heating
- Council tax band: D
- Energy efficiency rating: G
- Broadband and mobile coverage. Please refer to Ofcom website

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