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 EPC D

£385,000 Freehold

84 High Street
 Littleton Panell
 SN10 4EU

**COOPER
 AND
 TANNER**



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Description

A fantastic opportunity to secure a detached home set in its own grounds in an elevated position and set back from the road. The property is located in the heart of a sought after hamlet of Littleton Panell, with good sized mature gardens, garage and parking to the front. The spacious accommodation comprises sitting room, study, kitchen/breakfast room, utility room, three bedrooms (two bedrooms on first floor and one on the ground floor) and family bathroom.

Outside

The property has a driveway and parking forecourt for multiple vehicles at the front which in turn leads to the garage. Steps lead through the front garden to the side of the property and front door. The rear garden is lawn with mature flower and shrubs beds and borders.

Location

Littleton Panell is a hamlet in the parish of West Lavington. The centre of Littleton Panell is north of the A360/B3098 crossroads and south of the old railway station for the Great Western Railway. Dauntseys School, an independent day and boarding school, is situated in the village. The nearest state secondary school is Lavington School in Market Lavington. There is also a primary school, Dauntseys Academy Primary School built in 1999. The village has a pub, the Churchill Arms, village hall, shop with a post office and

doctors' surgery. The town of Devizes is approximately five and a quarter miles to the North.

Directions

From our offices in Market Place proceed on the B3414 over two sets of traffic lights and turn right into Portway. Continue along Portway to the end and turn left into Westbury Road. Turn right at the next traffic lights onto the A350. Pass Upton Scudamore and continue into Westbury. Take the B3098 to Erlstoke via Bratton, Edington and Coulston. Continue via Little Cheverell passing the Dauntseys School on the right. At the next junction (crossroads) turn left onto the A360 to High Street (Littleton Panell) and the number 84 will be found a short distance along on the left hand side.

Local Information Market Lavington

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Oil central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



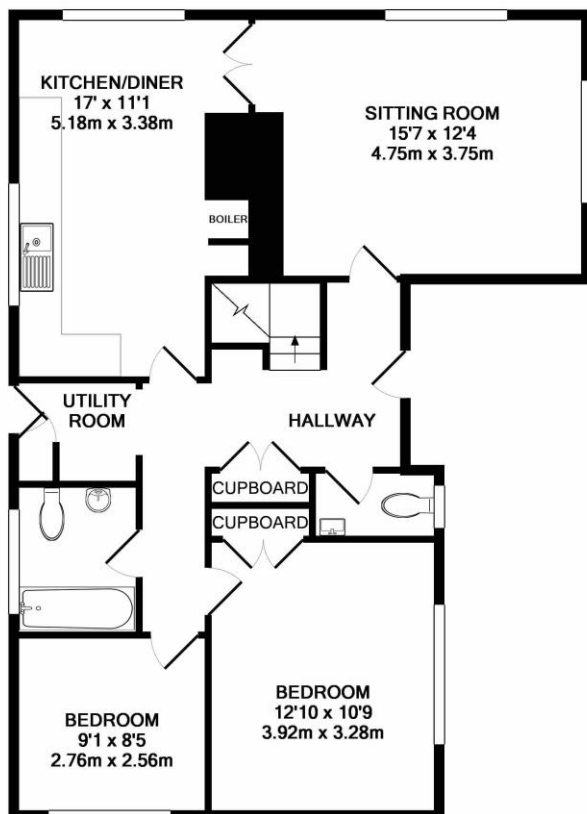
Train Links

- Westbury

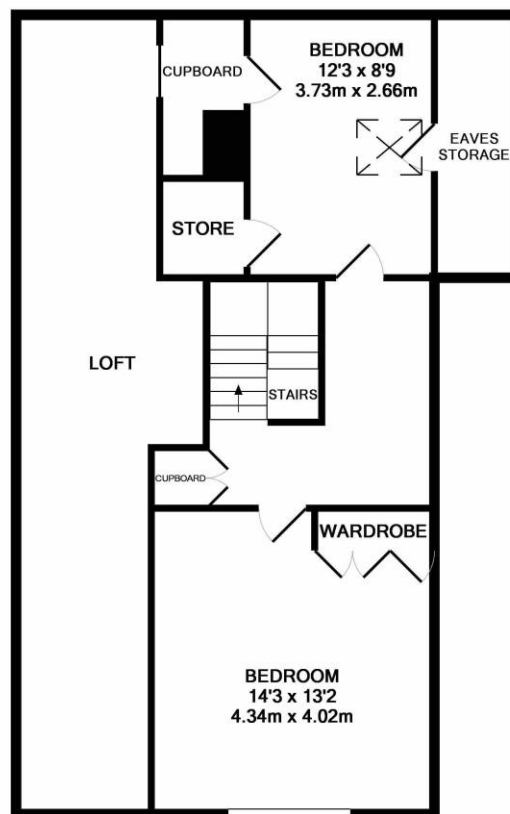


Nearest Schools

- Little Cheverell



GROUND FLOOR
APPROX. FLOOR
AREA 791 SQ.FT.
(73.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 766 SQ.FT.
(71.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1557 SQ.FT. (144.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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