



**LOOK AT THE VIEW**

Guide Price £500,000 Freehold

**Winkworth**



## 44 White Street, Easterton, WILTSHIRE, SN10 5JR

44 White Street has been transformed by the current owner to a high standard. Quietly situated away from the main road and with fantastic views up to Salisbury Plain, this is a perfect family home.

White Street is a peaceful lane just off the village of Easterton. With first class walking and riding locally and easy access to local amenities this is a super house with plenty of off street parking.

### AT A GLANCE

entrance hallway  
sitting room  
family room  
kitchen / dining room  
utility room  
w/c

First floor  
three double bedrooms  
study area  
family bathroom

Second floor  
master bedroom with ensuite shower room

Outside  
off street parking for several cars to the front  
large paved terrace  
spacious garden mainly laid to lawn  
large shed

### SERVICES

oil fired central heating  
mains electricity, water and drainage  
Wiltshire Council Tax Band C  
EPC Band D




## LOCATION

Easterton is a sought after village between Urchfont and Market Lavington and sits beneath Salisbury Plain which affords wonderful walking opportunities. The Royal Oak is an excellent pub in the village and Market Lavington has everything from a doctor's surgery to a library, hairdresser, post office and butcher. There is excellent schooling nearby for all ages in both the private and state sectors. Communications are good with both the M3 and M4 motorways easily accessed and mainline stations within reach at both Pewsey and Chippenham (London Paddington just over an hour). Bath and Salisbury are around 20 miles away and the bustling market towns of Devizes and Marlborough are close enough for everyday shopping.

## DIRECTIONS

From Devizes take the A360 toward Salisbury and follow the road down through Potterne and continue for approx 1 mile. At the crossroads turn left towards Market Lavington and proceed through the village turning right at the mini roundabout at the bottom of Spin Hill, then left at the next mini roundabout into the High Street. Continue up the High Street and out the other end, going straight over the mini roundabout at the top then continue for approx 500 yards and take the right hand turn into White Street. The property will be found after another 400 yards on the right.



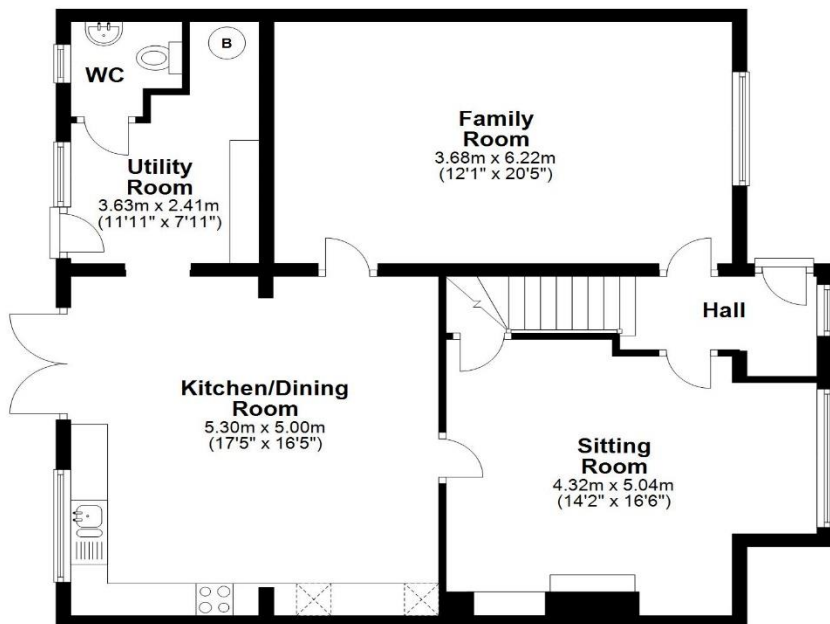
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	<b>75</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





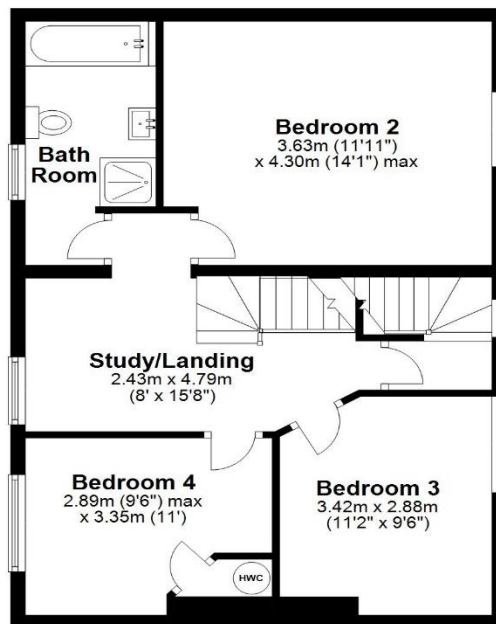
### Ground Floor

Approx. 88.0 sq. metres (946.9 sq. feet)



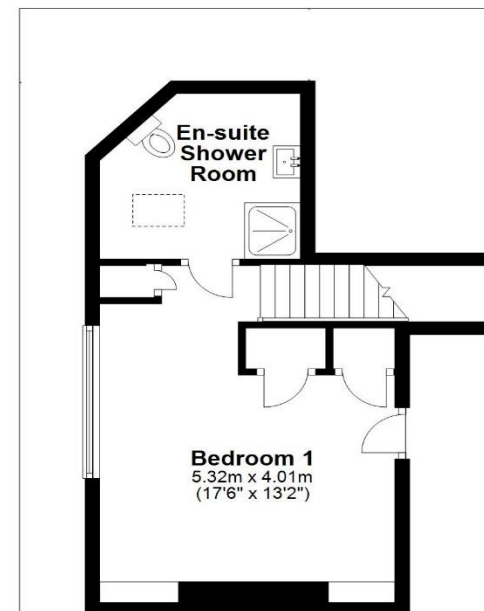
### First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



### Second Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 175.7 sq. metres (1891.5 sq. feet)