

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



Pemberley, The Street, Luckington

Price Guide £825,000

A detached stone built family home (1775 sq ft) situated in a sought after village location to the west of Malmesbury

Master bedroom with en-suite, 3 further double bedrooms, family bathroom.
Entrance hall, cloakroom, kitchen/dining room, utility, sitting room, family room.
Double garage, ample driveway parking, well-stocked established garden.



Pemberley, The Street, Luckington

The Property

Situated in a highly desirable village setting, this generously proportioned family home offers versatile living space and excellent potential for further enlargement (previous planning permission granted but now lapsed). The property features a well-appointed kitchen/dining area with underfloor heating and bifold doors opening onto the garden, a useful utility, a dual aspect sitting room with a log burner, and an additional reception room, ideal for a home office or playroom. Upstairs, the master bedroom benefits from an en-suite shower room and built-in wardrobes, complemented by three further double bedrooms and a modern family bathroom. Outside, the house boasts a lovely mature garden, perfect for family enjoyment and entertaining. Additional features include a double garage, driveway parking for several vehicles, and newly fitted stylish double-glazed windows and doors.

General

Mains water, electricity and drainage are connected. An oil fired boiler provides heating and hot water. Council Tax Band F - £3,328.38 payable for 2025/26. EPC rating: band D - 61.

Luckington

Luckington is a popular village with many lovely old houses and cottages together with a mixture of more modern properties. It is a thriving community with an excellent pub (incorporating the village shop/Post Office), church and primary school. There are further amenities in the neighbouring village of Sherston and the lovely old towns of Malmesbury and Tetbury are both within a ten mile radius. The M4 and M5 motorway networks provide good communications with the area's major employment centres and there is a mainline train from Chippenham, about ten miles south-east.

Directions to SN16 6NP

From Malmesbury head west on the B4040 continuing through Easton Grey, Pinkney and Sherston, before reaching Luckington. Continue through the village, passing the Village Hall and the property can be found shortly after on the right hand side.

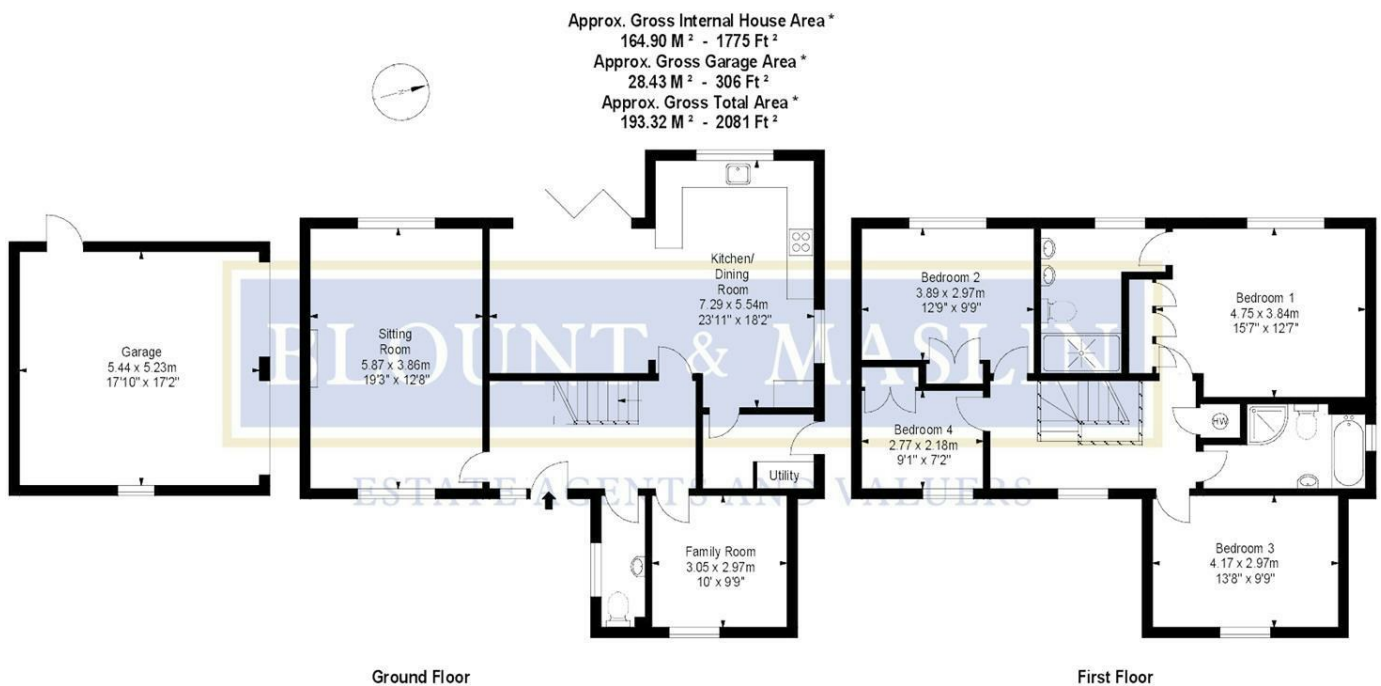


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice