



## The Coach House, Luckington Court, Luckington, Chippenham, SN14 6PG

**£1,150 pcm**

The Coach House is a charming, Cotswold stone conversion enjoying a peaceful, rural setting. Located within the grounds of Luckington Court, set on the outskirts of the village of Luckington yet within walking distance to all amenities. Sorry, not suitable for dogs.

## The Property

**DESCRIPTION** Nestled in the picturesque grounds of Luckington Court, The Coach House is a charming two bedroom Cotswold stone conversion attached to the original stable block. The cottage has well presented accommodation with a wealth of character features benefiting from off road parking and a private courtyard garden and is offered to the market unfurnished. The entrance hall leads into a large utility room and doors leading to the courtyard. On the first floor, there is a spacious beamed sitting room leading to a separate fitted kitchen. Down the corridor are two double bedrooms and bathroom with shower over bath. The Coach House benefits from efficient electric heating throughout.

**LOCATION** The delightful village of Luckington is within walking distance which has its own shop and post office, primary school, village hall, parish church and an excellent public house. Luckington Court has been filmed previously in 'Pride & Prejudice' and the whole area is surrounded by beautiful Cotswold countryside and the Beaufort Estate, famed for Badminton Horse Trials. The village has a strong community and a host of entertainment and social events for young and old alike.

Close by is the village of Sherston and the market towns of Malmesbury and Tetbury offering a wide range of shops, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

### Directions

<https://w3w.co/unwind.tonight.equivocal>

From the centre of Luckington, take Church Road towards Alderton/Chippenham direction and turn left after the turning for the church. Follow the track past the farm and turn left at the bottom. Enter Luckington Court through the gates and The Coach House is on the right.

### Local Authority

Wiltshire County Council

### Council Tax

A £1,554

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

