

LUCKINGTON COURT





Church Road, Luckington, SN14

This extraordinary Grade II listed property was built using local Cotswold stone and bears witness to several architectural styles from its long history.

The main house provides flexible living accommodation with a combination of naturally lit and open flowing areas that make it an excellent property for entertaining. The large reception hall has a limestone flagged floor and a beautiful fireplace with decorative moulding. This leads to an inner hall with doors to the principal reception rooms. The dining room has an open fire and access to a separate study. The large drawing room has decorative panelling, a stone fireplace and doors into the music room with French windows into the garden. The sitting room is a more intimate space with an inglenook fireplace. The large open-plan family kitchen/breakfast room has a range of fitted units and a four-oven AGA with separate scullery and utility room. Steps from the inner hall lead into a charming triple aspect stone loggia, with full-height French doors that connect the outside with the inside through a characterful stone pergola. The first floor, accessed by either of two staircases, has a generous circular landing with useful linen cupboards. There are seven bedrooms with six bathrooms and an integrated staff flat. The top floor has further rooms that could be utilised as either additional bedrooms or hobby spaces, and they'd make a great suite for staff.





The property is approached through impressive gates and down a gravel driveway, which runs through a wild meadow and orchard of mature apple and cherry trees, with traditionally managed parkland on either side. The extensive lawns approaching Luckington Court are dominated by a 400-year-old Lebanese Cedar, which has one of the largest girths ever recorded in Great Britain.

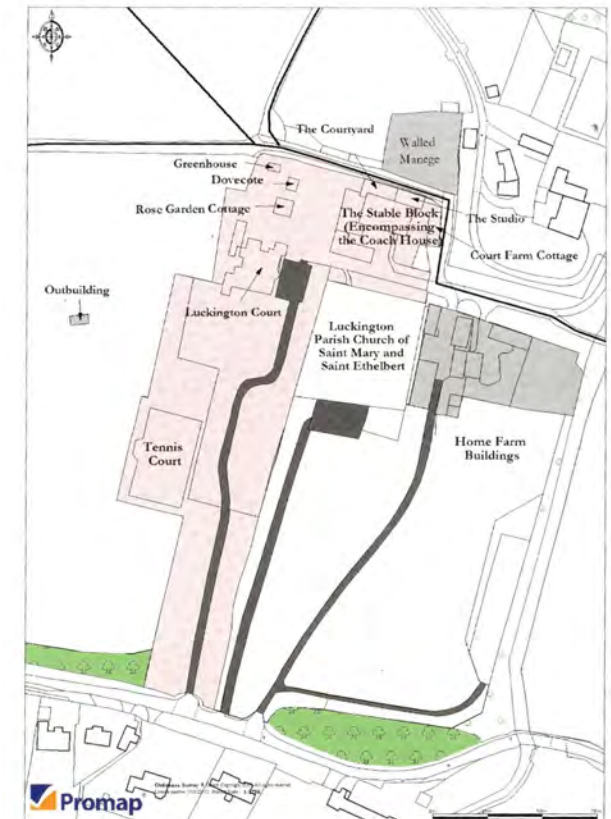
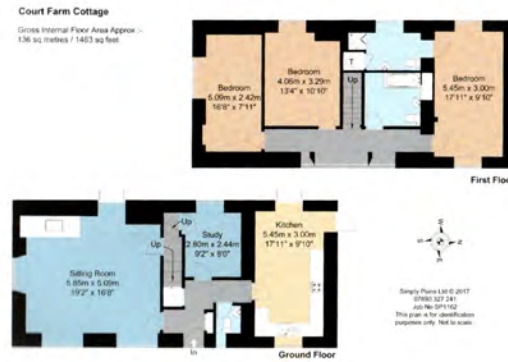
There's a walled garden, a parterre and a tennis court. Outbuildings include a 17th century square dovecot, a Grade II listed stable block with seven loose boxes and a coach house, tack room and feed store. There's an outdoor riding school, a farmyard containing a traditional range of buildings and five cottages (four tenanted), with modern interiors and well-maintained exteriors. Most have their own enclosed private garden while they all have allocated parking. The 20-acre grassland estate beyond includes paddocks and is fenced with mature hedges and stone walls. Beyond is a good network of bridleways and national trails.





Outbuildings and Cottages

- 5 additional cottages (4 tenanted)
 - Court Farm Cottage
 - The Coach House
 - The Courtyard
 - Rose Garden Cottage
 - The Studio
- Paddocks and riding school
- Garage/Workshop



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Local Authority **North Wiltshire District Council**

Approx. Gross Internal Area
 = 896 sq m / 9666 sq ft
 Cellars = 52sq m / 580 sq ft
 Total = 950sq m / 10226 sq ft



Luckington sits close to the Gloucestershire/Wiltshire border and is not far from the M4 motorway. Kemble Airport is 14 miles away and Bristol Airport 28 miles. The village has a primary school, pub, village hall, shop and church. Close by are several renowned educational establishments, including Westonbirt, Beaudesert Park, St Mary's Calne, Badminton, Kingswood and Marlborough College.

Specification

- Reception hall
- Living room
- Dining room
- Formal dining room
- Drawing room
- Sitting room
- Music room
- Study
- Games room
- Cellar
- Kitchen (4-oven AGA)
- 8 Bedrooms
- 8 Bathrooms
- Extensive gardens
- Tennis court
- 20 Acres
- Paddocks and riding school
- Orchard, mature apple and cherry trees



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.