



📍 Griffin Cottage, 45 Bowden Hill, Lacock, Chippenham, Wiltshire, SN15 2PP

🏠 Price Guide £489,000

OFFERED WITH NO ONWARD CHAIN-A wonderful, extended three bedroom semi-detached cottage with off street parking for several vehicles and a single garage/workshop enjoying many original period features and an elevated position located on the edge of the sought after National Trust village of Lacock.

- Wonderful Cottage
- Semi-Detached
- Three Bedrooms
- Elevated Position
- Sought After National Trust Village
- Many Original Period Features
- Off Street Parking Plus Garage/Workshop
- Access to Countryside
- No Onward Chain
- Courtyard Seating Area Plus Additional Garden

🏡 Freehold

🏠 EPC Rating D



OFFERED WITH NO ONWARD CHAIN-A wonderful, extended three bedroom semi-detached cottage with off street parking for several vehicles and a single garage/workshop enjoying many original period features and an elevated position located on the edge of the sought after National Trust village of Lacock.

Beautiful accommodation comprises; entrance porch, a lovely, cosy sitting room with dual aspect, stripped floor boards, wood burner and window shutters. The sitting room also enjoys a pleasant far reaching view down towards the village. The open plan kitchen/dining/family room benefits from having underfloor heating a fantastic bespoke fitted kitchen with granite worktops and integrated dishwasher. There is also an Aga for cooking. Accessed off the kitchen is a downstairs cloakroom and access to a pleasant, courtyard patio seating area.

To the first floor the two bedrooms, bathroom and landing enjoy having stripped floors and window shutters. Bedroom one has a period feature fireplace and enjoys a dual aspect. Bedroom two also enjoys a dual aspect. The stunning bathroom has a separate shower and roll-top bath as well as a period fireplace. The attic has been converted providing a third bedroom with fitted wardrobe, eves storage. Further useful storage can be found on the landing.

Externally there is a parking space to the front, shared access to the rear where there is additional parking for at least two vehicles, a garage/workshop/store and pretty garden. The property is within a short drive of Lacock's village centre and is within walking distance of a busy, popular local pub. A public footpath is right on the doorstep of the property providing access to countryside walks.

#### **Situation**

Lacock is set amidst beautiful countryside and has the benefit of all the local amenities such as the National Trust shop, several pubs, restaurants and village primary school. Transport links from here are also excellent as it is only a short drive to Chippenham which has a mainline rail link to London (approx. 1h 15m) and the M4 which is accessed via junction 17 just a few miles north of the town. The Georgian world heritage city of Bath is also only a 25 minute drive.

#### **Property Information**

Tenure: Freehold

Mains gas, electricity, water, Sewerage-Treatment Plant Owned and Paid for by Spyre Park Estate

Gas central heating

Council Tax: Band D

EPC rating; D



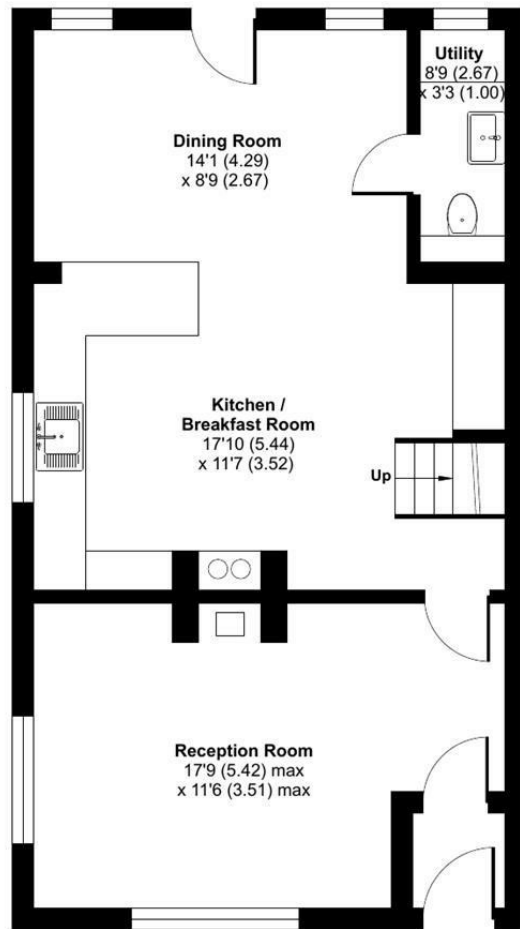
## Griffin Cottage, Bowden Hill, Lacock, Chippenham, SN15

Approximate Area = 1125 sq ft / 104.5 sq m

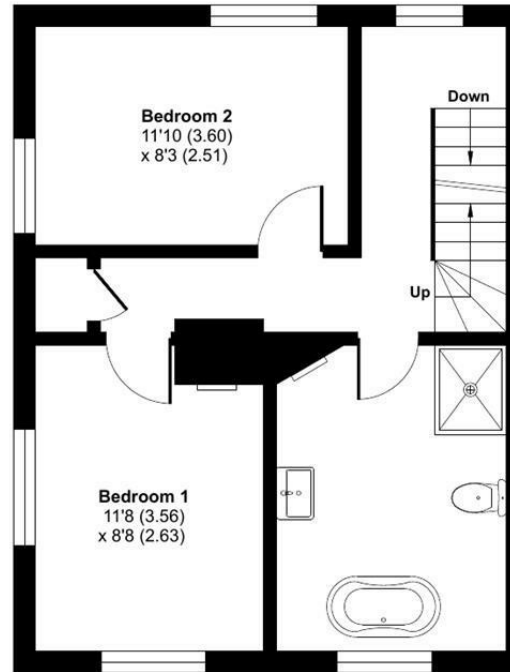
Limited Use Area(s) = 88 sq ft / 8.1 sq m

Total = 1213 sq ft / 112.6 sq m

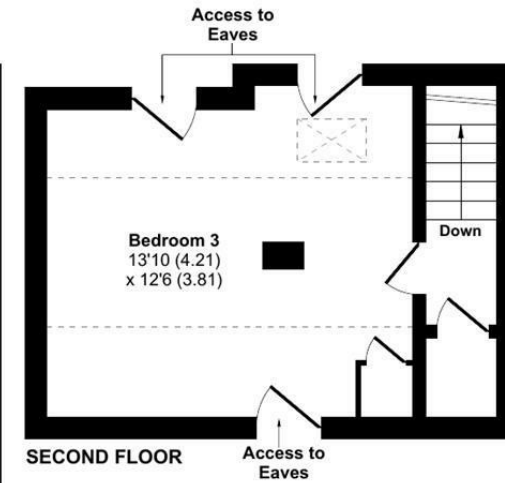
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1293657

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.