



📍 6 Church Road, Luckington, Wiltshire, SN14 6PG

🏠 Guide Price £725,000

Located in a delightful semi rural setting in gardens of 0.27 acre, a beautifully proportioned four bedroom semi detached family home.

- Substantial Semi Detached Family Home
- Beautifully Proportioned Accommodation
- Four Double Bedrooms + En Suite
- Three Reception Rooms
- Downstairs Shower Room + Utility/Boot Room
- Open Plan Kitchen/Dining Room
- Established South Facing Gardens
- Delightful Semi Rural Setting
- Long Driveway, Double Garage, Ample Parking
- Large Plot of 0.27 Acre

🏡 Freehold

🏠 EPC Rating E



Located in a quiet semi rural lane, in an idyllic and picturesque setting this four bedroom semi detached family home has been thoughtfully extended by the current owners in recent years to provide magnificent accommodation which is most generously proportioned. The ground floor comprises an impressive reception hallway with a useful utility/boot room, downstairs shower room, a sitting room with wood burning stove, family room and study. A door from the hallway opens in to a bright and spacious open plan kitchen/dining room with range cooker. There are four generous double bedrooms, the master bedroom benefitting from an en suite shower room, and a family bathroom on the first floor. A door from the reception hall opens into an attached double garage with a staircase rising up to a large loft room. Externally, the large established gardens are a particular feature, extending in all to 0.27 acre and enjoying a sunny south facing aspect. A flagstone patio to the rear opens to a predominantly lawned garden, all enclosed by an established hedged and fenced boundary. The property is approached, to the front over a long gravel driveway with ample parking and turning space for numerous cars.

SITUATION

This attractive semi-detached cottage occupies a pleasant rural setting adjoining similar properties in a small street of this popular and picturesque village. Luckington is found deep in the heart of the Wiltshire countryside located on the edge of the world famous Badminton Estate, owned by the Duke of Beaufort. Luckington is a very pretty and small but self sufficient village with an excellent pub which also incorporates a village store, parish church and primary school. The village has a thriving community with a sports field and children's recreation facilities. The beautiful surroundings provide excellent opportunities for outdoor pursuits including hunting, fishing and shooting. Luckington, whilst enjoying its rural position, is extremely well situated for access to the M4. There are further amenities including a doctors' surgery within the neighbouring village of Sherston, with the historic market towns of Malmesbury and Tetbury close by. The village is well placed for Bath, Bristol and the M4 motorway which can be accessed via junction 17 and 18, whilst mainline railway services can be found at Chippenham or Kemble reaching London in just over an hour. There are a number of private and secondary schools within the area with Luckington. It is within the catchment for Malmesbury School with private and preparatory schools at Westonbirt.

PROPERTY INFORMATION

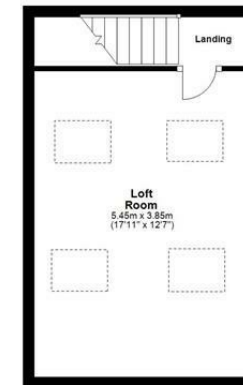
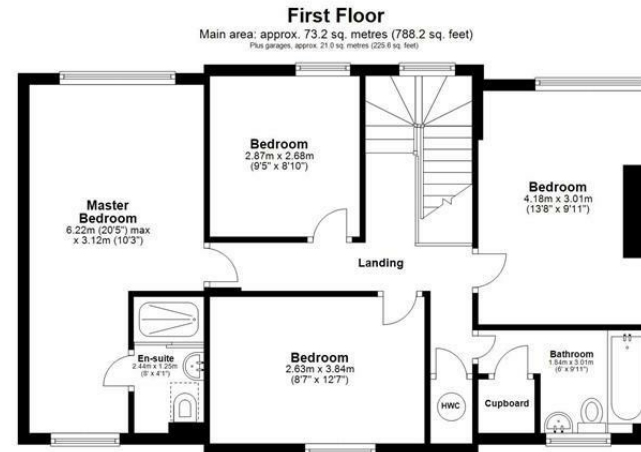
Tenure: Freehold

EPC Rating: TBC

Council Tax Band : D

Mains water, drainage, electricity, oil fired central heating





Main area: Approx. 166.7 sq. metres (1794.8 sq. feet)
Plus garages, approx. 52.3 sq. metres (562.6 sq. feet)

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.