



GREENWAYS COTTAGE
School Lane, Luckington, SN14 6FB

DJ&P NEWLAND RENNIE

GREENWAYS COTTAGE

- Village Location
- Detached Cottage
- Two Bedrooms
- Shower Room
- Kitchen
- Lounge / Diner
- Front Garden
- Single Garage
- No Onward Chain!

ASKING PRICE
£375,000

Well House, The Chipping
Wotton-Under-Edge, Gloucestershire GL12 7AD
wotton@djandp.co.uk
Tel 01453 843720
www.djandp.com

DESCRIPTION

A delightful 2 bedroom single storey cottage in a sought after village location opposite Luckington Primary School. Modernised and updated to a high standard throughout with the benefit of a garden to the front of the property and a single garage.

SITUATION

Situated in the South Cotswolds on the edge of the idyllic and vibrant village of Luckington. Luckington is a thriving village with a well-stocked village shop, school and pub. Neighbouring Sherston has a doctors surgery, wine shop and post office. The local market towns of Tetbury, Malmesbury and Chippenham provide extensive daily shopping amenities. The larger centres of Bath and Bristol are within easy reach. Communications are excellent with the M4 (Junction 17 & 18) to the south providing direct access to London and the M5, Bath, Bristol and Bristol Airport.

ACCOMMODATION

The ground floor accommodation provides a stunning kitchen fitted with a range of grey wall and base units and door leading to the front garden. The sitting room has built in storage, an open fire and dining area. A door leads to the front garden. There are two double bedrooms (one with fitted cupboards) and a modern style fully tiled shower room. The conservatory is accessed off the bedroom.

OUTSIDE

The pretty front garden is mainly laid to lawn with a pathway providing pedestrian access to the front door. The property has a single garage with an area to the front suitable for parking a vehicle.

TENURE

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

SERVICES

Oil central heating, mains water & drainage

COUNCIL TAX : WILTSHIRE COUNCIL.

EPC RATING : E RATING

VIEWING

Strictly by appointment with the Agents: DJ&P. Tel: 01453 843720

DIRECTIONS

Upon entering the village of Luckington from the direction of Acton Turville turn left just after the school (before the pub) into Sopworth Rd, then first left. Greenways Cottage is on the corner at the back of the school.

FIXTURES & FITTINGS

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

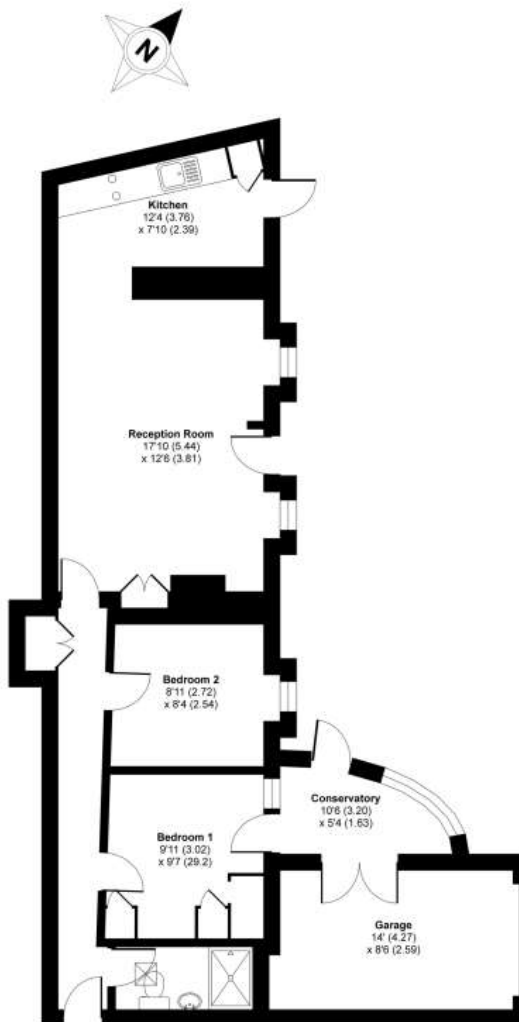
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



School Lane, Luckington, Chippenham, SN14

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacorn 2021. Produced for DJ&P Limited. REF: 726173

Chepstow
Cwmbran

01291 626775
01633 868341

Monmouth
Lettings

01600 712916
01291 626775

North Bristol & Glos
Bristol & Somerset

01453 843720
01934 864300