



10 Reybridge
Chippenham

10 Reybridge, Chippenham, SN15 2PB

A rare opportunity to acquire a charming period cottage in an outstanding riverside setting, combining character, privacy and exceptional leisure facilities in one of Wiltshire's most sought-after locations. This attractive and characterful semi-detached cottage, peacefully situated within the tranquil hamlet of Reybridge, on the edge of the highly regarded National Trust village of Lacock, with the Cotswolds within easy reach. Occupying a private and idyllic riverside setting, the property enjoys a truly enviable position, backing directly onto the River Avon and benefiting from beautiful, uninterrupted views. Originally dating from the early 1900s and thoughtfully extended over the years, the cottage seamlessly combines period charm with the comforts of modern living. A wealth of character features have been retained, including attractive stone mullion windows, exposed beams and areas of exposed stonework, creating a warm and distinctive feel throughout. Currently arranged to provide three bedrooms, the property also benefits from versatile and adaptable accommodation, offering considerable flexibility to suit a range of lifestyle requirements and the potential to reconfigure the space according to individual needs. Externally, the property is complemented by generous, well-established gardens, providing a wonderful backdrop and a peaceful setting in which to relax and enjoy the riverside surroundings. A particularly impressive feature is the separate indoor swimming pool complex, offering an exceptional space for leisure, relaxation and entertaining throughout the year. A generous driveway provides ample off-road parking for several vehicles, adding to the practicality and appeal of this unique home.

Description

A charming traditional stone-built country cottage, complemented by a thoughtfully designed barn-style extension that blends beautifully with the original property.

The light-filled sitting room is a particular highlight, featuring full-height windows with uninterrupted views across the gardens and towards the river, complemented by skylights and bi-fold doors that open directly onto the outside space.

A separate study/bedroom provides a quiet space for home working, while the formal dining room offers a cosy and inviting setting, centred around a wood-burning stove and providing direct access to the kitchen. The kitchen combines traditional character with contemporary style, featuring modern cabinetry, wood-effect work surfaces and space for freestanding appliances. A useful guest cloakroom completes the ground floor accommodation.

On the first floor are two generously proportioned double bedrooms, each benefiting from its own en-suite shower room.

The Swimming Pool House

A superb indoor swimming pool provides a luxurious leisure space, with bi-fold doors opening onto and overlooking the surrounding gardens. The pool is complemented by a tiled surround, easy-access steps and a dedicated seating area, creating an inviting setting for year-round swimming and relaxation.

Complementing the pool is a shower room with changing space, a separate cloakroom, pump room and a useful utility nook, ideal for preparing and serving refreshments.

Chippenham approximately 3 miles away, providing a mainline rail service to London Paddington in around 70 minutes. The M4 motorway (Junction 17) is also within easy reach, offering excellent links to Bath, Bristol, Swindon and beyond.

Combining timeless village charm, outstanding countryside and excellent transport connections, Reybridge and Lacock offer an exceptional setting for those seeking a peaceful yet well-connected lifestyle.

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Price Guide £1,250,000

Outside

The property enjoys gardens extending to the front, side and rear, occupying an elevated position with mature trees creating a wonderful sense of privacy and leading down towards a picturesque riverside setting. A generous patio provides an ideal space for outdoor dining and entertaining, complemented by a timber garden room.

A gravelled driveway offers ample off-road parking, together with the added benefit of a double garage.

Situation

Situated in the picturesque hamlet of Reybridge, this property enjoys an enviable setting on the edge of the historic National Trust village of Lacock, one of Wiltshire's most sought-after locations. Reybridge is a peaceful riverside hamlet, surrounded by beautiful countryside and lying alongside the River Avon, offering a tranquil rural lifestyle while remaining conveniently connected to nearby towns.

Just a short walk away, Lacock is renowned for its remarkably preserved medieval streets, charming stone cottages, independent cafés, traditional public houses, village shop, primary school and the magnificent Lacock Abbey. Owned largely by the National Trust, the village has become famous as the backdrop for numerous film and television productions, including Harry Potter, Downton Abbey, Pride and Prejudice and Cranford, adding to its unique character and appeal.

The area offers an abundance of scenic walking and cycling routes, with easy access to the surrounding Wiltshire countryside. Despite its idyllic rural setting, Reybridge is exceptionally well placed for commuters, with the market town of

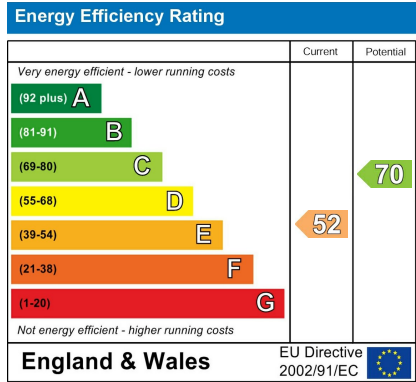
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Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft
Outbuilding & Double Garage = 135.8 sq m / 1462 sq ft
Total = 284.8 sq m / 3066 sq ft



ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)