





2PF

A stunning period house with a superb rear extension and loft conversion, situated at the end of a characterful terrace in Lacock, overlooking rolling countryside. Offering several reception rooms, two bathrooms, and four bedrooms, this home comes with a double garage and a wonderful level garden. Having been thoughtfully modernised throughout by the current owners, the well-proportioned accommodation within this charming house now spans three floors, making even more of the far-reaching countryside views that surround the property.

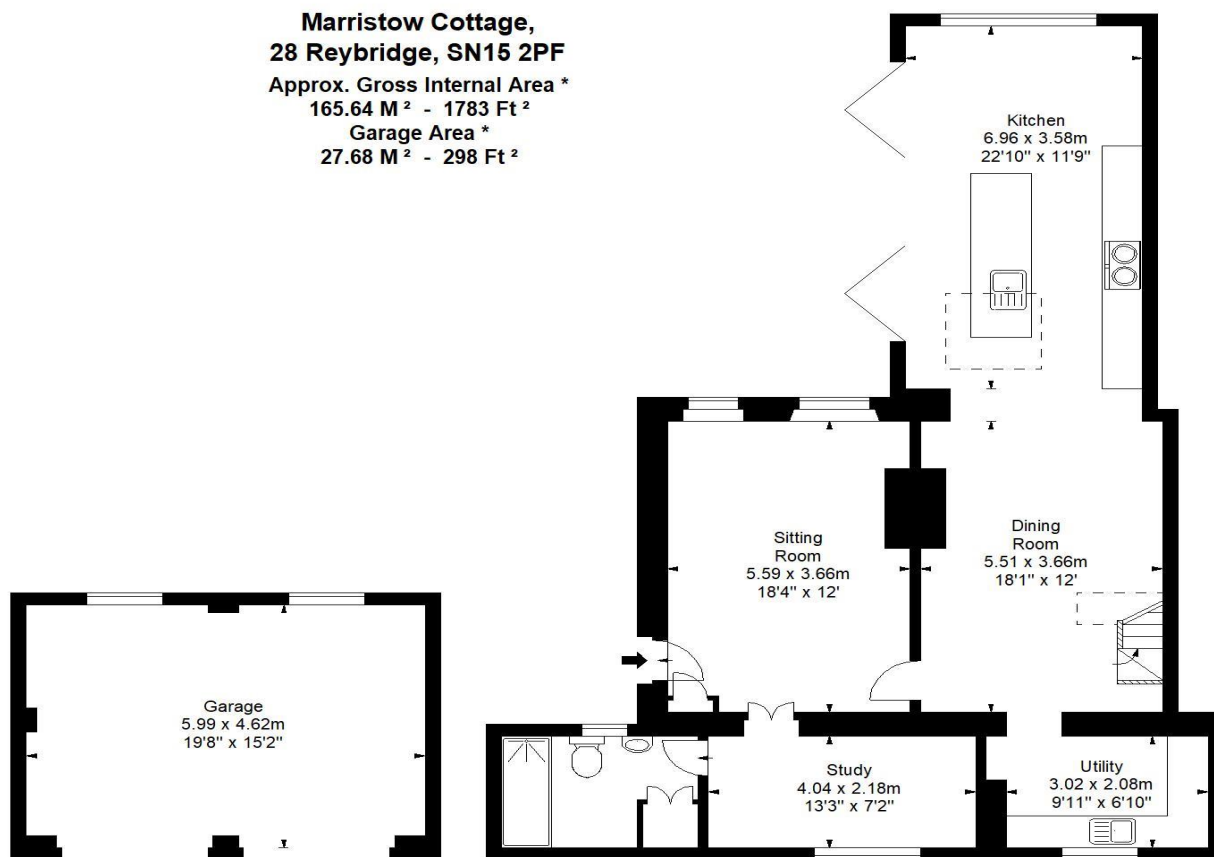
Occupying the end-most house of an exclusive and peaceful terrace within this highly desirable area of Lacock, this ideal family home truly encapsulates a wealth of period features throughout, whilst promoting the best of modern living. A spacious sitting room boasts an impressive working fireplace within a handsome stone surround, which leads in turn through to the formal dining room as well as the handy large study / playroom. The study / play room in turn provides access through to a generously proportioned 'natural stone' wet room that features a matching white suite and ambient foot-level lighting. The formal dining room, with its tasteful wooden flooring, forms yet another ideal place to host for all occasions through the year, featuring a handsome red brick fireplace. The real jewel in the crown of this property however, is the highly impressive dual aspect kitchen / breakfast / family room extension that has been carefully designed to flow smoothly out from the formal dining room. This notably light space features a large roof-window as well as a sizeable 'picture window' at the end of the room that breathes in the view over the garden and beyond, providing a beautiful back drop to the room that evolves with the seasons. Within this space, a bespoke and handmade kitchen offers plenty of modern conveniences and technologies of today, inclusive of a fitted wine cooler, a 'Neff' fridge freezer, dishwasher, and a 'Neff' cooker. An electric Aga can be found inset between the attractive solid 'Dekton' worktops, which also extends over onto the expansive breakfast bar island. Peel back the bi-folding doors (that run along almost the entirety of the garden-facing wall), and instantly transform this superb family-friendly space into the perfect garden room in the summer, combining the internal and external space exquisitely to create an inviting area for al fresco dining. Furthermore, there is a highly useful and spacious utility room that benefits from lovely solid worktop surfaces and ample space for extra storage, with plumbing in situ to ensure that other appliances (such as washing machines etc) can be kept clear of the social spaces.

Head up the stairs, and a bright and airy landing on the first floor will lead through to two double bedrooms, both of which showcase original elm floorboards and solid wooden beams overhead. Occupiers of these rooms can enjoy an elevated view of the rear garden and out towards the rolling countryside beyond, with both rooms being served by another beautiful grand bathroom that has a sleek travertine finish and another matching white suite. Head up the stairs once more to the top of the house, and a smartly converted loft supports two further bedrooms with interesting vaulted ceilings, attractive exposed wooden beams, and velux windows.

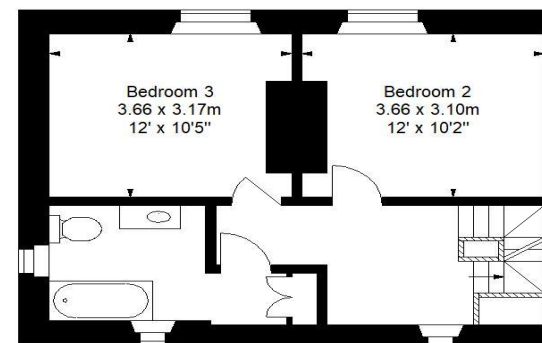
Externally at the front, this non-listed home benefits from a wide private driveway that provides off street parking for a couple of vehicles, leading in turn into the detached double garage. This double garage benefits from a conventional sloping roof with storage space, as well as light, power, and handy side access. Additional parking requirements can also be satisfied by the second private driveway that comes with this property which can be found just to the left hand side of the other, and can comfortably support another couple of vehicles. Head around the back via the useful side access and you will find a generously proportioned and well organised rear garden that provides a variety of inviting spaces for the whole family to enjoy. This exquisite mature garden backs onto rolling open fields and features a large expanse of lawn in addition to two patios and a private sun terrace, all basking in plenty of natural sunlight thanks to the South-West facing aspect. There are two secure wooden sheds in situ, as well as an array of pretty flowers, shrubs and small trees that accent this excellent outside space that also features a handy gate at the bottom of the garden that provides easy access out to the countryside.

Lacock is a historic, quintessential English village surrounded by glorious Wiltshire countryside. The village is a firm favourite for film and TV sets wishing to make the most of the unspoiled nature of its streets and cottages. As well as the 13th century Abbey Lacock offers a superb range of local amenities such as a children's playground and playing fields, the National Trust shop and tearooms, fabulous country pubs, a well-stocked village shop & post office. Independent and State schools in the local area at primary and senior level are well regarded and within easy reach of Lacock. There are also good transport links from here as it is only a short drive to Chippenham, which has a mainline rail link to London Paddington and the M4 motorway is accessed via J17 just a few miles north of the town.

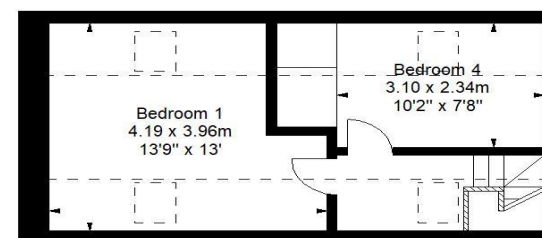
**Marristow Cottage,
28 Reybridge, SN15 2PF**
Approx. Gross Internal Area *
165.64 M² - 1783 Ft²
Garage Area *
27.68 M² - 298 Ft²



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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