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23 Notton, Lacock, Chippenham, SN15 2JU

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Offers In Excess Of £550,000

An extended and beautifully presented three bedroom semi-detached house, offering a blend of character and high-quality contemporary fittings, including a host of eco-friendly features, large south-facing rear garden, and ample driveway parking; superbly positioned in the highly sought after hamlet of Notton.

- Extended Three Bedroom Semi-Detached House
- Sympathetically Improved Throughout
- High-Quality, Contemporary Accommodation with Character Features
- Host of Eco Friendly Features - EPC Rating B
- Large Open-Plan Kitchen / Dining / Family Area
- Separate Snug / Study
- Sytlish Family Bathroom
- Large South-Facing Rear Garden with 2 x Timber Outbuildings
- Ample Off-Road Driveway Parking
- Highly Sought After Hamlet, Close to Lacock & Chippenham

Freehold

EPC Rating B









An extended and beautifully presented three-bedroom semi-detached home, sympathetically improved throughout to create an appealing blend of character features, high-quality contemporary finishes and impressive eco-friendly technology. Occupying a desirable position within the highly sought-after hamlet of Notton, the property enjoys a generous south-facing rear garden, ample driveway parking and attractive countryside views, with the historic village of Lacock and the amenities of Chippenham within easy reach.

The accommodation is thoughtfully arranged, the stand out feature being a spacious open-plan kitchen, dining and family area, with island and bifolding doors to the rear patio area, complemented nicely by a separate snug / study. There are three bedrooms and stylish family bathroom.

The property further benefits from excellent energy efficiency, achieving an EPC rating of B, alongside a comprehensive range of renewable energy features designed to enhance sustainability and reduce running costs. These include a substantial 6.37kW solar panel array, with battery storage, 8kW air source heat pump, electric vehicle charging point and mechanical ventilation heat recovery system. The home has been progressively insulated over the past decade, while the heating system has been sized with potential future expansion in mind.

Externally, the property boasts a large south-facing rear garden, two timber outbuildings and ample off-road parking. The setting offers a wonderful balance of rural tranquillity and accessibility, with scenic countryside to both the north and south, and Reybridge and Lacock within walking distance.

Combining character, contemporary comfort and impressive energy-efficient technology in a highly desirable rural setting, this is a particularly appealing home for buyers seeking a more sustainable lifestyle without compromising on space or location.

Situation
Notton is a rural hamlet situated within walking distance of the National Trust village of Lacock. The village of Lacock offers a village shop and post office together with a village school, cosy public houses and many beautiful countryside walks. It remains largely unchanged with charming features such as the Abbey with its stunning grounds and gardens intercepted by the River Avon. Chippenham itself has a wide range of amenities to include High Street retailers, a leisure centre with indoor swimming pool, a library, a cinema and delightful public parks. There is also a mainline railway station (London - Paddington: 65 mins). Two of the towns reputable senior schools are close at hand, as is excellent primary schooling. This area is ideal for commuters with the M4 (J17) providing access to the major employment centres of Bath, Bristol & Swindon.

Property Information
Council Tax Band: C

Freehold

Mains Electricity, Water

Shared Septic Tank

Air Source Heat Pump & Solar Panels with Battery storage, and EV Charging Point

Mechanical Ventilation Heat Recovery System

EPC Rating: B



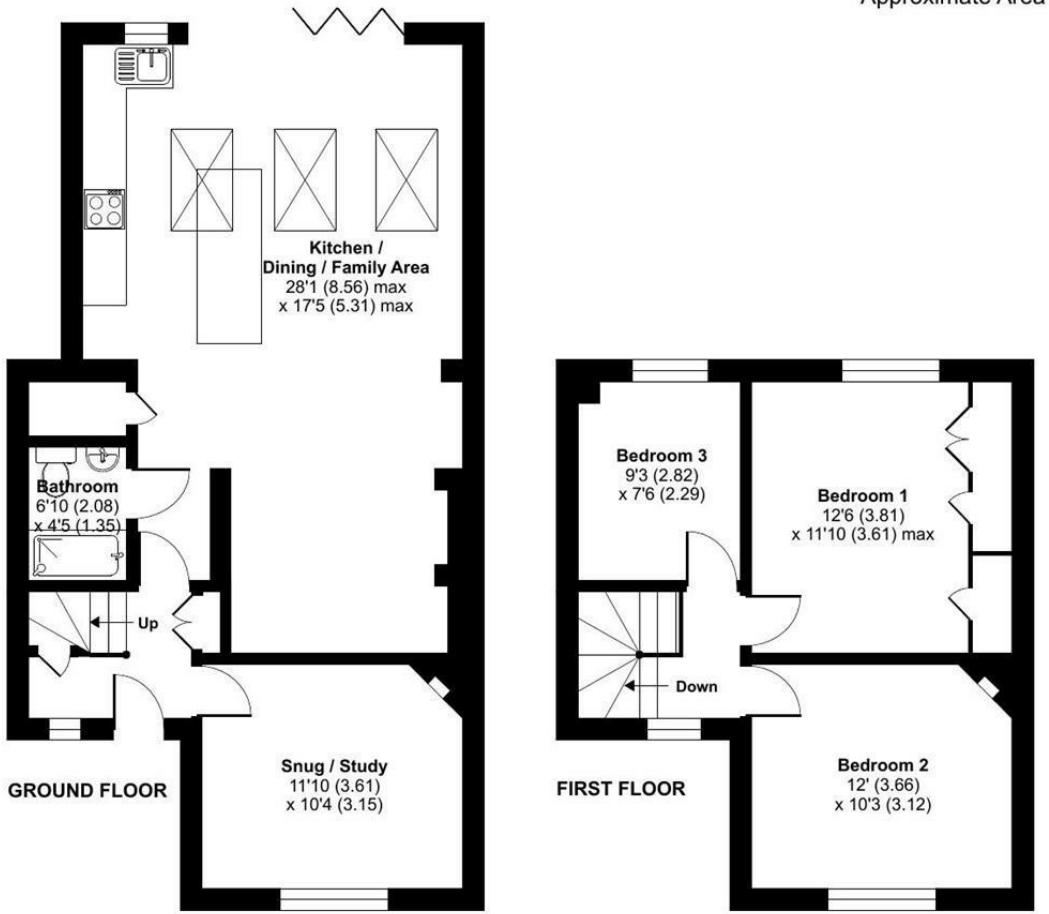




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Approximate Area = 1080 sq ft / 100.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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