3 Polar Gardens, Luckington, Chippenham, Wiltshire, SN14 6PZ

Substantial individual property
Ideal for multi-generational living
4 bedrooms in the main house
Large annexe with 3 bedrooms
Generous 0.60 acre plot
Backing onto fields with lovely countryside views
Sought-after village with a great community and amenities
Triple garage and workshop

JAMES PYLE &Co.

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NAEA

The Property Ombudsman

The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £1,125,000

Approximately 4,879 sq.ft excluding garaging

‘An exceptional multi-generational property - 4 bedroom house combined with a substantial 3 bedroom annexe, set within a 0.60 acre plot backing onto fields’

The Property

3 Polar Gardens is substantial detached property situated in a delightful location backing onto open fields with far-reaching views in the popular village of Luckington. Constructed in the 1970s, the property is one only one of five homes forming the private cul-de-sac of Polar Gardens. This mature close has a fantastic position within the village with the primary school, shop and pub all within easy walking distance. Number 3 has been within the same family ownership since it was built and has been significantly extended several times boasting the excellent addition of a substantial self-contained annexe.

The main house offers just under 2,800 sq.ft. of accommodation including four good-sized bedrooms and two bathrooms upstairs, whilst there is a large living/dining room, conservatory, separate study and a kitchen/breakfast room on the ground floor. To the side, the utility room connects to a former integral garage which has been converted into a family/games room complete with a bar.

The impressive 2,082 sq.ft. annexe presents a fantastic opportunity for independent living. It benefits from its own entrance and an internal connecting door to the main house. The ground floor of the annexe comprises two reception rooms and a versatile bedroom. On the first floor there are two further bedrooms, two bathrooms, and a large open-plan living/dining room with an adjoining kitchen and utility. This upper level boasts a superb balcony with outstanding countryside views.

The property offers exceptional flexibility, with the entire accommodation extending to approximately 4,879 sq.ft. While very well maintained, there is scope for further evolving and personalisation to suit individual tastes.

Set within a large garden of approximately 0.45 acres, with the overall plot extending to 0.60 acres including the private access road, the outside space is equally impressive. A private driveway provides ample off-street parking for numerous vehicle types combined with the triple garage which includes an attached workshop. The established gardens are primarily laid to lawn with a lovely raised decked terrace at the rear ideal for outdoor living and dining. A charming summerhouse with an additional decked seating terrace completes this beautiful outdoor setting.

Situation

The delightful village of Luckington has its own village shop, primary school, village hall, parish church and an excellent public house. Luckington Court has been filmed previously in 'Pride & Prejudice' and the whole area is surrounded by beautiful Cotswold countryside and the Beaufort Estate, famed for Badminton Horse Trials. The village has a strong community and a host of entertainment and social events for young and old alike. Close by is the larger village of Sherston and the market towns of Malmesbury and Tetbury offering a wide range of shops, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The main house and the annexe each have their own boilers sharing the tank which is metred. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

Directions

From Sherston, follow the B4040 to Luckington. Enter the village, pass the school and continue along the road through the village. After the village hall, take the left hand turn into Polar Gardens. The property is located in the far left hand corner. P

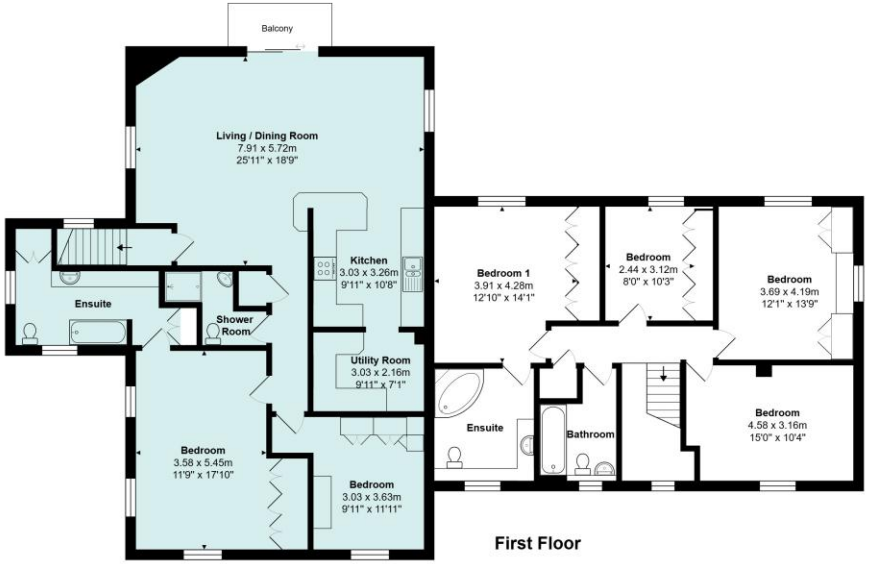
Postcode SN14 6PZ
What3words: ///mallets.conductor.dream

House Area: 259.9 m.sq. ... 2797 sq.ft.

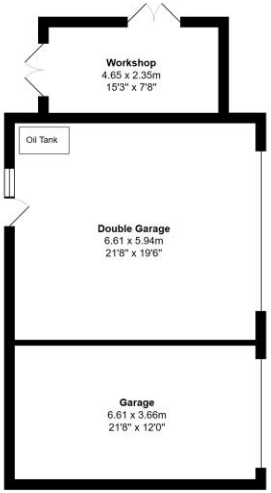
Annexe Area: 193.4 m.sq. ... 2082 sq.ft.

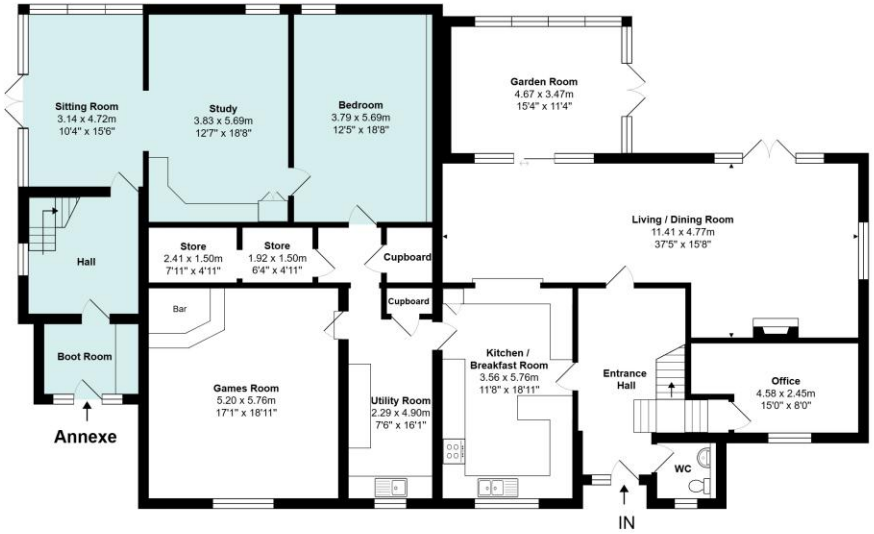
Total Area: 535.6 m² ... 5766 ft²

All measurements are approximate and for display purposes only

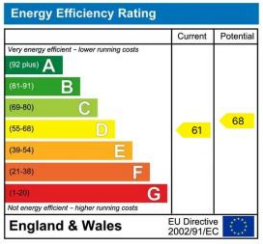


First Floor





Ground Floor



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