

Glen Cottage, Luckington, Chippenham, Wiltshire, SN14 6NU

Elegant detached Cotswold stone cottage  
4 bedrooms, 2 bathrooms  
3 reception rooms and conservatory  
Large gated driveway  
Garage and studio/home office  
Pleasant secluded gardens  
Quaint street within popular Cotswold village  
Village amenities close by



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £850,000**

Approximately 1,981 sq.ft excluding garage and studio

‘Set down a quaint quiet lane tucked just off the village centre, this elegant detached Cotswold stone cottage offers 4 bedrooms, a studio/home office, garage and ample private parking’



## The Property

Glen Cottage is a charming detached Cotswold stone period cottage which is situated off a quiet lane in the very heart of the popular and much sought-after village of Luckington. Believed to date back to the late 18th Century, the property has been significantly extended and offers elegant, light and bright rooms with good proportions. Arranged over two floors, the accommodation extends to around 1,980 sq.ft. complemented by the great addition of an external studio and garage.

The ground floor configuration includes a triple aspect drawing room with a fireplace and glazed door connecting to the south-facing garden terrace. There are two further reception rooms comprising a dining room and study as well as a conservatory. The kitchen/breakfast room has been refitted incorporating appliances and an Everhot. A

separate boot room provides a practical entrance from the driveway and has a WC/utility off. On the first floor there are four good bedrooms, a bathroom, and a further shower room.

The cottage has a gated driveway with ample parking plus a garage whilst an adjoining former garage has been converted into a versatile studio or home office. There are pleasant secluded gardens to the rear and sides of the house taking full advantage of the sun at different times of the day.

## 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 property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. 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 take the next right hand turn on the bend. Locate the cottage on the left hand side.

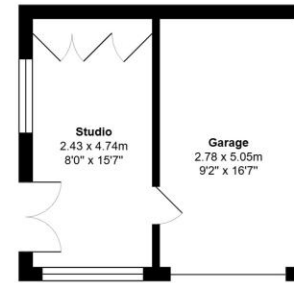
Postcode SN14 6NU.

What3words: ///puns.lower.convines





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	41	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outbuilding



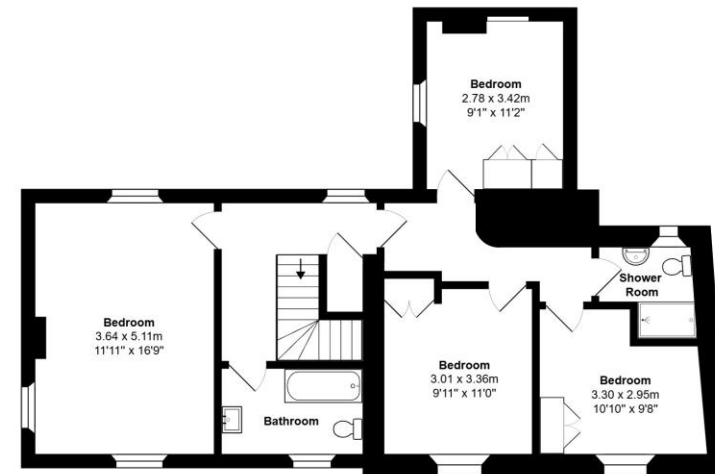
Cottage Area: 184.0 m.sq. ... 1981 sq.ft.

Total Area: 211.1 m<sup>2</sup> ... 2273 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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