

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice



David Ingram

RESIDENTIAL

Larks Nest Farm, Corsham Road, Lacock, Chippenham, SN15 £575,000

Occupying a generous plot in a rural setting nestled between Corsham and Lacock with fantastic views across the rolling countryside, this detached 1920's property offers almost 1500 sq.ft of flexible accommodation as well as an impressive oversized detached double garage with electric roller doors to the front and rear, newly built just 5 years ago. In addition to the construction of the garage, the current owners have carried out further extensive work, including the complete re-roofing of the property in 2022; external re-rendering and re-pointing in 2025; installation of remote electric entry gate with keypad to driveway in late-2022.

Set over two floors, the front porch leads you in to the entrance hall which has stairs to first floor and access through into the dining room and sitting room which has a wood burning stove, which was newly installed just 3 years ago. The 22 ft long kitchen/breakfast room has a modern kitchen with tiled floor and granite work tops. There is also a useful utility room which has a WC cloakroom leading off. On the first floor are four bedrooms each of which has its own en-suite facilities.

Externally the property is approached via an electric remote five bar gate into a driveway which leads up to a parking area with plenty of space for numerous vehicles. Spacious gardens wrap around the front and side of the property, and are well stocked with established trees, shrubs and large lawn areas.

With excellent transport links to the M4 and Chippenham mainline station, the property is ideally situated for commuting. The idyllic village of Lacock, is approximately 3 miles from Chippenham. Lacock is largely owned and maintained by the National Trust, with few privately owned properties, as well as the historic Lacock Abbey. The village is a favourite with filmmakers, many will recognise Lacock village as the film setting for *Pride and Prejudice*, *Cranford*, *Harry Potter* and last but not least, *Downton Abbey*. Dating from the 13th century, the village is vibrant with shops, three pubs, primary school, restaurant, tea rooms, post office and more. J17 of the M4 is within easy reach and Chippenham railway station with mainline high speed access to London Paddington (approx 70 mins) and Bath (approx 10 mins). The popular market town of Corsham is also within a few miles, offering an excellent range of amenities including primary schools, a secondary school, Springfield community campus which includes a library and a sports centre with swimming pool. The Pound Arts Centre is the hub of Corsham's creative & culture offerings, with three annual

