

**Ford House, Brook End, Luckington, Wiltshire, SN14 6PJ**



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Guide Price: £975,000

Approximately 3,035 sq.ft including annexe and outbuilding



Unique detached house  
Idyllic haven setting on the young River Avon  
Detached self-contained 1 bedroom annexe  
3 bedrooms, 2 bathrooms  
Generous reception areas  
Large garden with views over fields  
Detached home office/games room  
Heated swimming pool  
Private gated parking and electric charging point

‘A unique 3-bedroom property set within a picturesque waterfront haven of 0.54 acres together with a 1-bedroom self-contained annexe, swimming pool and detached home office’

### The Property

Ford House is a unique detached house set within an outstanding idyllic waterfront position in the small hamlet of Brook End close to Luckington and Sherston. With views over adjoining fields, the property stands within a private haven of grounds extending to about 0.54 acre with the picturesque infant River Avon flowing through the centre. The stream is home to much wildlife including kingfishers, little egrets and otters. The whole site includes the main house, a detached self-contained annexe, a former Toll House and swimming pool.

The main house offers substantial and versatile accommodation of 2,260 sq.ft. across two floors and today has great scope to evolve further. The accommodation is designed to take full advantage of the views. The spacious ground floor accommodation includes a large entrance hall with WC off, a sizeable study and large living room/dining room with fireplace, and a light and airy kitchen/breakfast room which boasts an excellent adjoining utility room and has a Quooker tap fitted. On the first floor, there are

three good-sized bedrooms. The principal bedroom has ample fitted wardrobes and an ensuite shower room. The sizable family bathroom has been recently updated with a wonderful hand-painted mural behind the bath.

The former double garage was converted many years ago into a self-contained annexe (603 sq.ft.) which is ideal to let out for additional income or for a dependent relative. The annexe has potential to be split into an entirely separate dwelling with it's own gated entrance. The accommodation comprises a living room with kitchen and shower room downstairs, and double bedroom on the first floor.

Across the parking forecourt, The Old Toll House has been converted into a charming games room or office space complete with wood-burner. There is ample parking for several cars with an electric vehicle charging point, whilst the delightful gardens are found both sides of the stream, predominantly laid to lawns with established trees and shrubs. Clever landscaping has incorporated the stream as a feature with a lovely footbridge crossing plus a firepit area with

seating and steps down to the water. At the far end of the garden there is an excellent heated swimming pool set within a sun terrace and high stone walling. The grounds feature mature fruit trees including apple, plum and fig, whilst a productive grape vine wraps around the rear house elevation.

### Situation

Brook End is a small hamlet and community in its own right rurally located just outside the delightful village of Luckington. Luckington, which is a mere 5 minute walk away, has its own shop, primary school, village hall, parish church and an excellent pub. Luckington Court was previously the film set location for '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 (20 minutes by foot) and the market towns of Malmesbury and Tetbury offering a wide range of shops, services, excellent schools and leisure

facilities. Junctions 17 and 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.

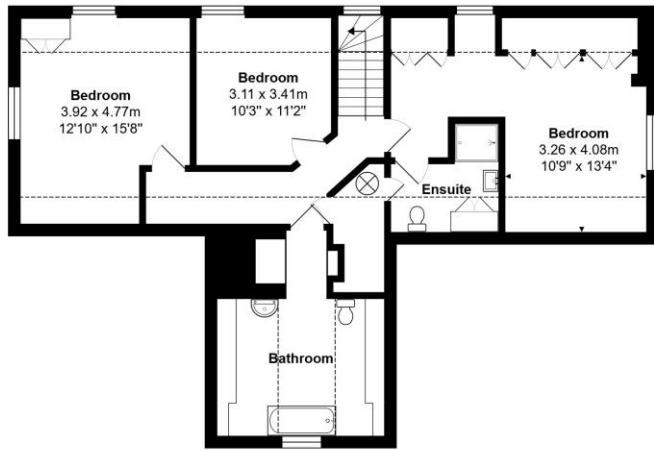
### Additional Information

The property is Freehold with oil-fired heating, private septic tank drainage, mains water and electricity. A heat pump warms the swimming pool. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Wiltshire Council Tax Band F.

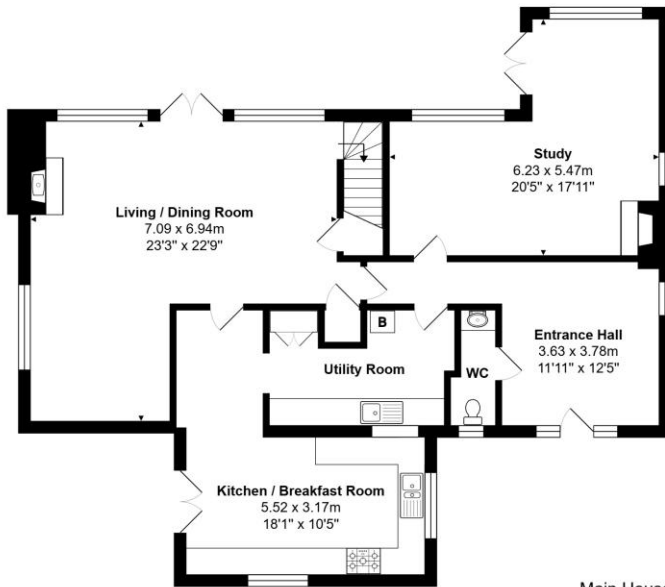
### Directions

From Sherston head west towards Luckington on the B4040. After 1.5 miles bear left to Brookend and the property is the first house on the left hand side before the ford. Postcode SN14 6PJ. What3words ///funds.leaned.punctual





First Floor



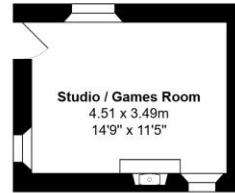
Ground Floor

Main House Area: 216.1 m.sq. ... 2326 sq.ft.

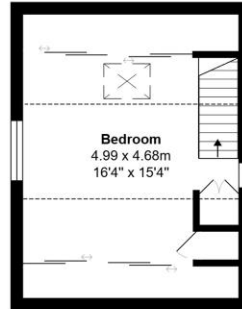
Annexe Area: 56 sq.m. ... 603 sq.ft.

Total Area: 297.7 m<sup>2</sup> ... 3205 ft<sup>2</sup>

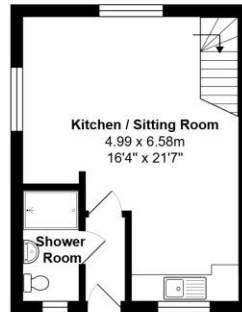
All measurements are approximate and for display purposes only



Toll House



Annexe First Floor



Annexe Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-91)	B		
(81-91)	C		
(61-81)	D		
(51-61)	E		
(31-51)	F		
(1-31)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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