



hunter
french

The Old Clubhouse, Chapel Hill, Lacock, SN15 2LA

Built to a meticulously high standard in 2011, this unique home offers over 4,600 square feet of modern living space close to the heart of the hugely-popular village of Lacock. Combining privacy, convenience and a range of different uses owing to the highly versatile accommodation on offer, this home occupies a lovely peaceful position within a gated plot that enjoys a lovely leafy outlook. The main house benefits from four double bedrooms, most of which come with sleek en suite bathrooms, and the attached "Clubhouse Cottage" annex offers an ideal opportunity for multi-generational living or holiday rental income, offering two further en suite double bedrooms as well as access to lovely private outdoor seating areas and a large open-plan sitting / dining / living room. The main house features a spacious kitchen/dining room with high-end appliances, underfloor heating, and plenty of windows to allow the light to flow through, even on the dullest of days. The Old Clubhouse features several well-proportioned living rooms, a home cinema, a playroom, and ample space in which to work from home.

Outside, the landscaped grounds offer ample parking, a garden store, and an EV charging point, further to the lawn and patio areas in situ. With modern amenities like a water softener, smart gas and electricity meters, and a Vent-Axia central ventilation system with heat recovery, the property ensures a high standard of energy efficiency and comfort. The underfloor heating throughout the ground floor, complemented by radiators on the first floor, ensures a warm and welcoming environment throughout the home at any time of the year.





Residents of this unique property benefit from exclusive access to the nearby Lacock Abbey and grounds, courtesy of the National Trust, along with opportunities to engage in community activities such as gardening and volunteering. The village is known for its vibrant community life, including a long-standing Women's Institute and numerous walking routes that explore the stunning surrounding countryside, in addition to the bustling and welcoming cafes, local shops, and public houses that this gorgeous and quintessentially English Village plays home to. Independent and State schools in the local area at primary and senior level are well regarded and within easy reach of Lacock. There are also good transport links from here as it is only a short drive to Chippenham, which has a mainline rail link to London Paddington and the M4 motorway is accessed via J17 just a few miles north of the town.

Additional Information

Tenure: Freehold House

Council Tax Band: F

The Old Clubhouse Current EPC Rating: B (81) // Potential: B (85)
 Clubhouse Cottage (Annex) Current EPC Rating: B (81) // Potential: B (81)
 Services: Mains Gas Supply With Mixture Of Radiator Central Heating & Underfloor Heating, Double Glazed Windows Throughout, Mains Drainage Supply, Mains Electricity Supply, Mains Water Supply.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Poor	F (21-38)
Very poor	G (1-20)
Not energy efficient - higher running costs	
Current	81
Potential	85

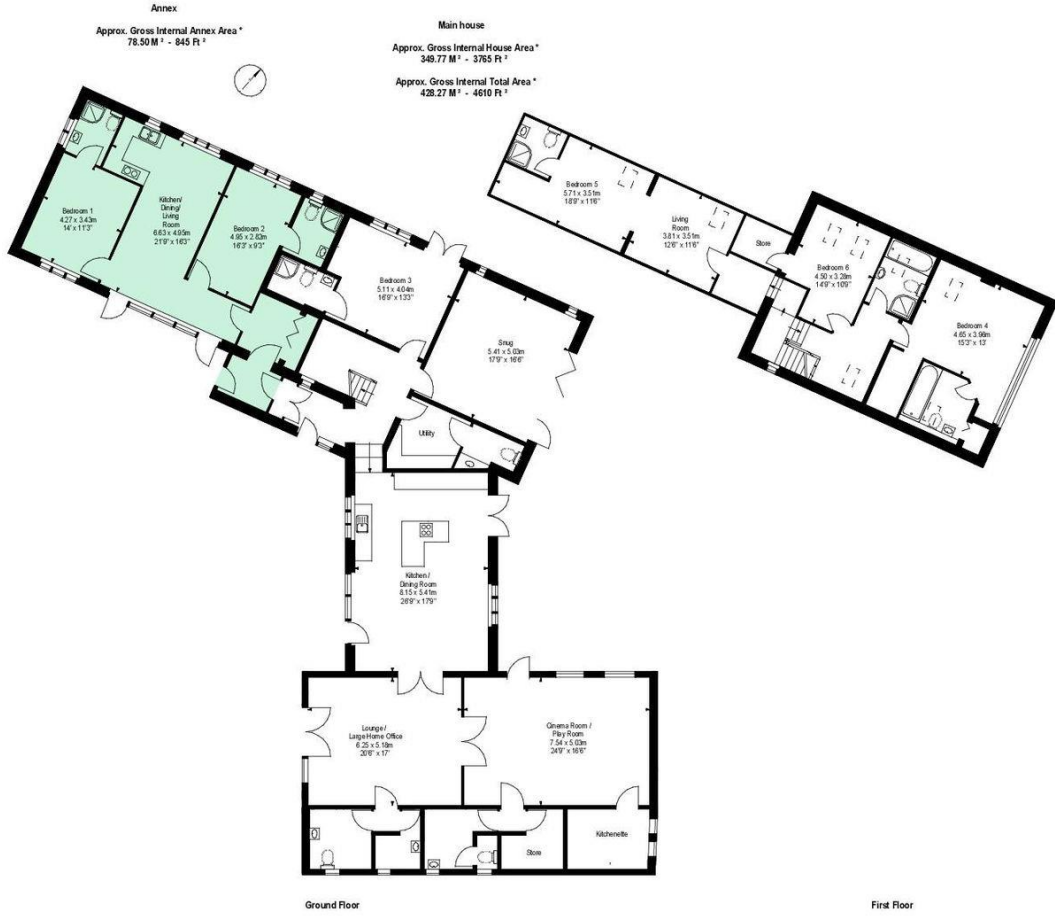


Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice