

**Elizabethan Cottage, Brook End, Luckington, Chippenham, Wiltshire, SN14 6PJ**

Attached Grade II Listed Cotswold stone cottage  
Tranquil rural setting on the banks of the  
infant River Avon  
4 bedrooms, 2 bathrooms  
Bespoke Parlour Farm kitchen/dining room  
2 reception rooms and conservatory  
Self-contained 1 bedroom annexe  
Double garage  
Wonderful professionally landscaped gardens  
Gated private parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £1,150,000

Approximately 2,756 sq.ft including annexe and  
garage

‘Set within an idyllic tranquil setting overlooking the infant River Avon, this beautifully presented Grade II Listed cottage is set within wonderful gardens and accompanied by a self-contained annexe’



### The Property

Elizabethan Cottage is an elegant, Grade II listed Cotswold stone cottage located in the picturesque rural hamlet of Brook End overlooking the infant River Avon and a wooded backdrop. The cottage is beautifully presented having been upgraded by the current owners whilst retaining much of its charm and character including stone mullion windows, exposed beams and traditional fireplaces. Set within some 0.25 acres, the cottage is accompanied by a wonderful garden and self-contained studio annexe above the double garage.

The main accommodation extends to around 1,954 sq.ft. arranged over two floors. The ground floor layout includes two reception rooms, a remodelled kitchen/dining room, and a conservatory overlooking the garden. The impressive kitchen/dining room is at the heart of the home and has been reconfigured as open plan with a bespoke fitted kitchen from Parlour Farm incorporating a range of integrated features including a larder, charging drawer, freezer, fridge, steam oven, microwave-combi oven, warming drawer, and two-drawer dishwasher. The dining area has a wood-burning stove within the stone fireplace, whilst

beneath the stairs has been fitted as a wine store with glass fronted doors and lighting. The characterful living room also has a wood-burning stove. The family room connects to the conservatory while a utility room is located off the entrance hall. On the first floor, there are four bedrooms with the principal bedroom having its own staircase and wing including an en-suite shower room and dressing area. The other three bedrooms are served by the family bathroom which has both a roll-top bath and shower unit.

A fantastic outbuilding offers a double garage and annexe accommodation. The double garage has been divided to provide a home gym. The annexe is entered at the rear of the outbuilding with a shower room on the ground floor whilst upstairs comprises a fitted kitchen, living room and bedroom with fitted wardrobes.

Double timber gates to the side of the cottage opens to a gravelled driveway providing parking for several cars in front of the garage. The enchanting gardens have been professionally landscaped into various secluded areas to enjoy including a patio terraced framed by a pergola. A charming timber bridge crosses a lily pond to an additional seating

area bound by vibrant shrubs and flowers. Beyond, there is a large lawn leading down to the River Avon banks.

### 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

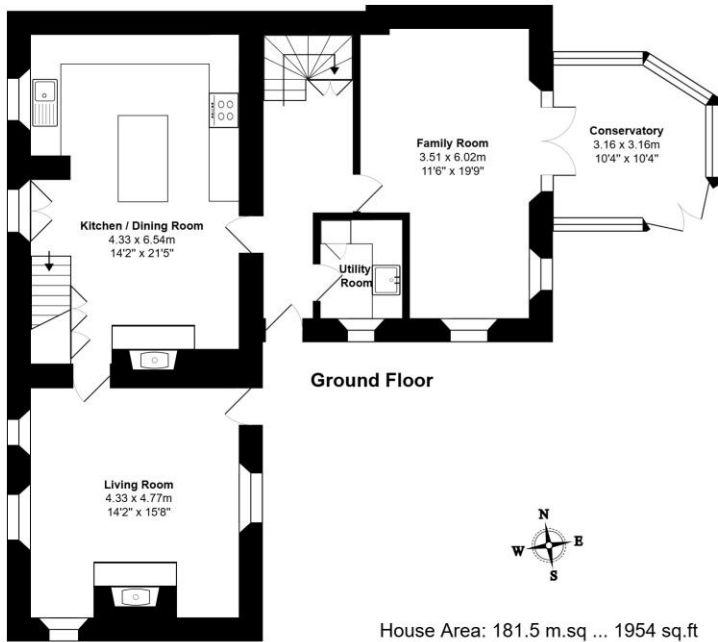
We understand the property is Freehold with oil-fired central heating, private septic tank drainage (non-compliant), mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band G.

### Directions

From Sherston, follow the B4040 towards Luckington. Take the left hand turn into Brook End and locate the cottage half way down the lane on the left hand side.

Postcode SN14 6PJ  
What3words: ///stood.archduke.mulls

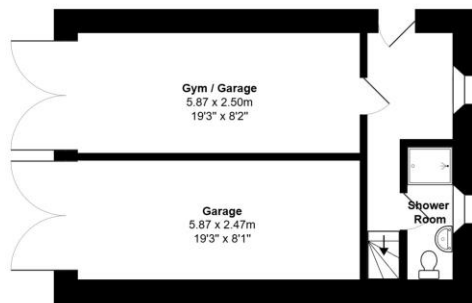
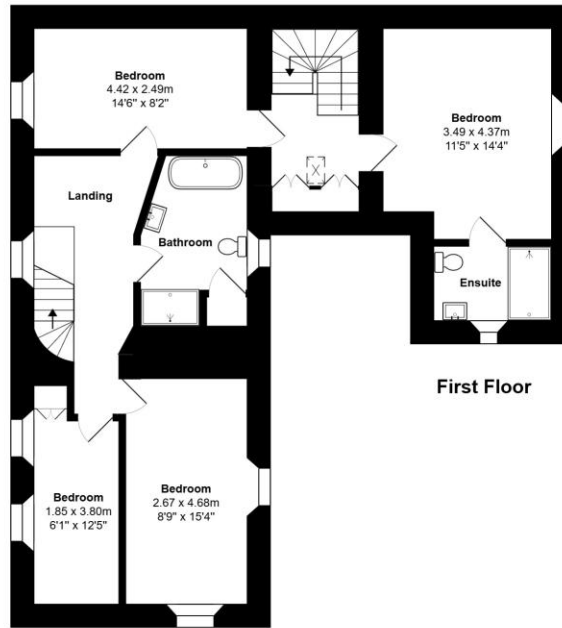




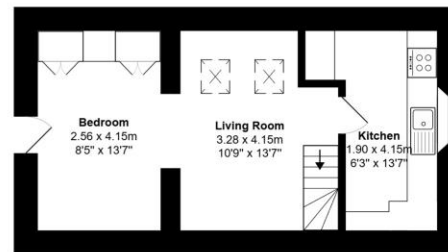
House Area: 181.5 m.sq ... 1954 sq.ft

Total Area: 256.0 m<sup>2</sup> ... 2756 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Garage Ground Floor**



**Garage First Floor**

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