



Tythe Cottage, 7 Beaufort View, Luckington, Chippenham, Wiltshire, SN14 6GS

Semi-detached Cotswold stone house
3 bedrooms
Refitted kitchen and bathrooms
2 reception rooms and conservatory
Private parking for 3 cars
Enclosed rear garden
Close to countryside walks
Sought-after village with amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £435,000

Approximately 1,367 sq.ft

‘Positioned close to both countryside walks and village amenities, this semi-detached Cotswold stone modern house has been upgraded and is very well-presented throughout’



The Property

Tythe Cottage is a semi-detached natural stone modern house situated within the sought-after village of Luckington set within a small close conveniently located just a short level walk to amenities and countryside walks alike. Constructed in 2007 by Luckington Homes as part of a small development comprising only 18 homes, the property is built of natural Cotswold stone beneath a tiled roof. The property is very well-presented throughout been upgraded with new kitchen and bathrooms, plus the accommodation has been extended with a rear conservatory.

The ground floor layout opens to an entrance hall with built-in storage and a WC off. The kitchen is arranged to the front fitted with a range of units incorporating an integrated fridge/freezer and dishwasher. The kitchen has been reconfigured to connect to the living room through a fitted breakfast bar. The living room features a cosy wood-burning stove and

there is a separate dining room. Both of the reception rooms link to the rear conservatory. On the first floor, there are three good-sized bedrooms and a modern family bathroom. The principal bedroom has built-in wardrobes and a stylish en-suite shower room.

Externally, a front lawn sets the property back from the street and there is generous driveway parking for three cars located to the side. The rear garden is fully enclosed with a great degree of privacy and security. The garden has been re-landscaped with a lawn, a pretty pond and seating terraces.

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 a conservation area and the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more

information. Wiltshire Council Tax Band D.

Directions

From Sherston head west on the B4040 for 2 miles to Luckington. Continue through the village and as the road narrows, Beaufort View is the last turning on the left-hand side. Number 7 is located on the left upon entering.

Postcode SN14 6GS

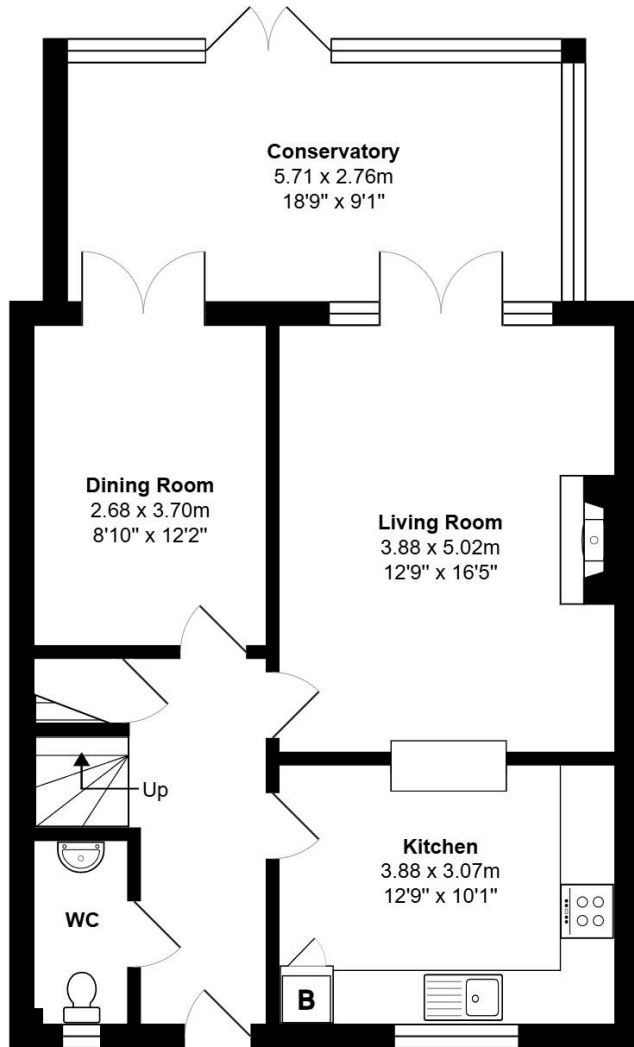
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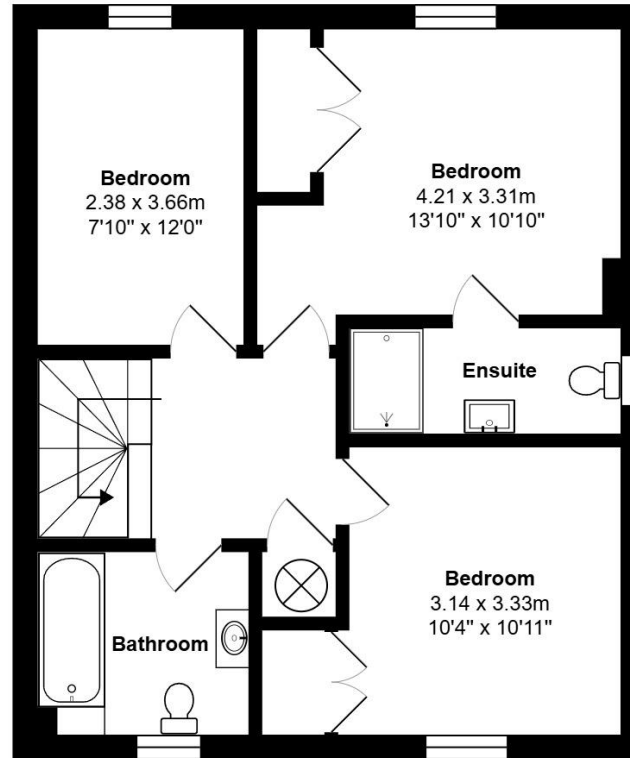


Total Area: 127.0 m² ... 1367 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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