



16 Hollis Gardens, Luckington, Chippenham, Wiltshire, SN14 6NS

Detached modern house
Extended accommodation with potential for further enlargement/remodelling
3/4 good-sized bedrooms
3 reception rooms
2 bathrooms
South-facing garden
Double garage and driveway
Village location with amenities
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £670,000

Approximately 1,537 sq.ft excluding garage

‘Situated within a desirable mature close, this detached modern house has extended accommodation with further potential to evolve’

The Property

16 Hollis Gardens is a detached modern house situated within a desirable mature close located in the very heart of the village of Luckington, just a short walk from a choice of amenities. Built of reconstructed Cotswold stone, the house has been extended over the years offering comfortable accommodation which has further potential for enlargement and remodelling to create a fashionable open plan kitchen/living arrangement.

The ground floor opens to an entrance hall with WC off and internal access to the double garage. The generous living space flows superbly as open plan and is filled with natural light comprising a living room, dining area, and a separate sitting room to the rear. This additional reception room can accommodate a ground floor bedroom if required. The kitchen lends itself to

reconfiguring as open plan and plans have been drawn. Upstairs, there are three good-sized bedrooms all with built-in storage. The principal bedroom is particularly spacious and has an en-suite shower room. The family bathroom has been refitted as a shower room.

There is driveway parking leading up to the garage and a front lawn. The rear garden is a manageable size and benefits from a sunny southerly aspect. Thoughtful planting surrounds the lawn and there are two patio 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 the Cotswold Area of Outstanding Natural Beauty. The house sale is subject to a grant of probate. 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 E.

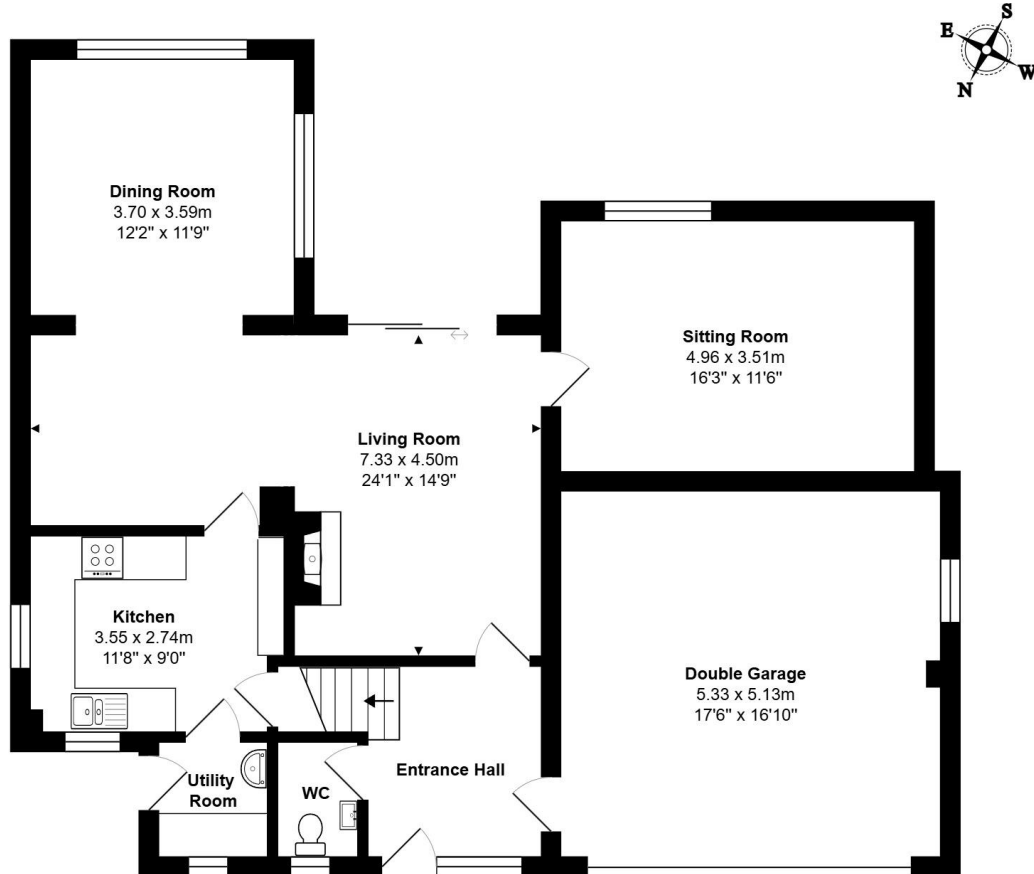
Directions

Follow the B4040 from Sherston into Luckington, pass the village green and shop and take the second left hand turn into Hollis Gardens. The property is located within the close on the right.

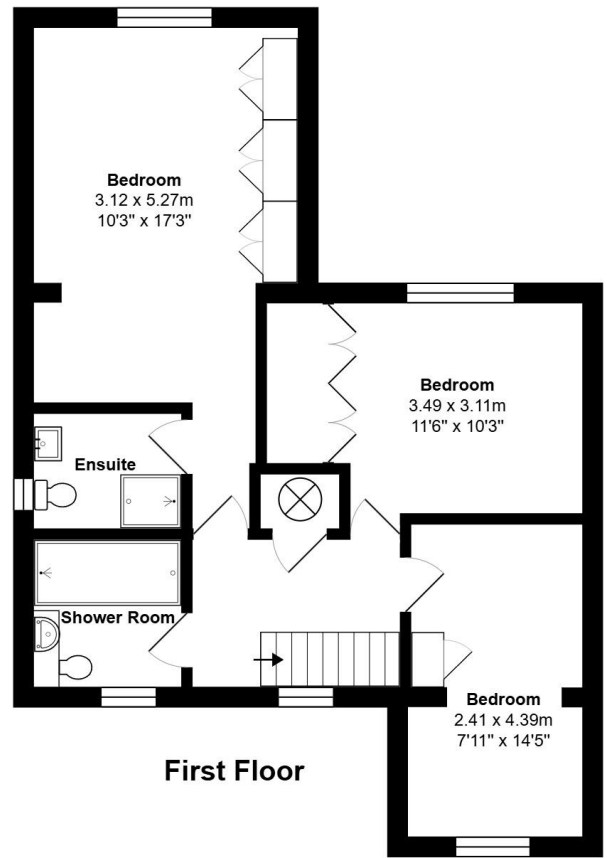
Postcode SN14 6NS

What3words: ///clicker.crabmeat.triangle





Ground Floor



First Floor

Total Area: 142.8 m² ... 1537 ft² (excluding double garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	47
<small>EU Directive 2002/91/EC</small> England & Wales	

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