



11 Beaufort View, Luckington, Chippenham, Wiltshire, SN14 6GS

Detached Family Home
Superb views over unspoilt countryside
4 Double Bedrooms
Bathroom & 2 En-suites
Large Remodelled Kitchen/Dining Room
2 Reception Rooms
Garage & Parking
Manageable Garden
Edge of village location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £750,000

Approximately 1,899 sq.ft excluding garage

‘Backing onto unspoilt countryside on the edge of this popular village, a remodelled detached family home with spacious accommodation of c.1,900 sq.ft’



The Property

This attractive Cotswold stone built detached home is situated within a small select close just a short walk to the village centre and backs onto open fields with a lovely unspoilt view over the countryside and valley below. Constructed in 2007 by Luckington Homes, the property has been upgraded in recent years to include a superb, remodelled kitchen/family room. Internally, the well-proportioned family sized accommodation extends in all to just under 1,900 sq.ft. and is tastefully presented throughout.

The ground floor comprises an entrance hall with cloakroom off, versatile front study, living room with fireplace and patio doors to the garden and the excellent 32ft kitchen/dining room complete with sliding doors out to the garden and side access to the driveway. The kitchen is well-fitted with a range of integrated appliances including washing machine, tumble dryer, dishwasher, microwave, double

oven and an induction hob within a large island unit. Upstairs, there are four double bedrooms. The family bathroom is located off the spacious landing and has been recently updated, whilst two bedrooms boast en-suite shower rooms, the principal of which has been recently refitted.

Externally, a block paved driveway provides off-road parking and leads up to the good-sized single garage. The garden is predominately laid to the rear with a south-east aspect. Landscaped mostly to lawn with a patio terrace, the garden is bounded by drystone wall adjoining the fields.

Situation

The delightful village of Luckington has its own 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, electricity and water. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for

more information. Wiltshire Council Tax Band G.

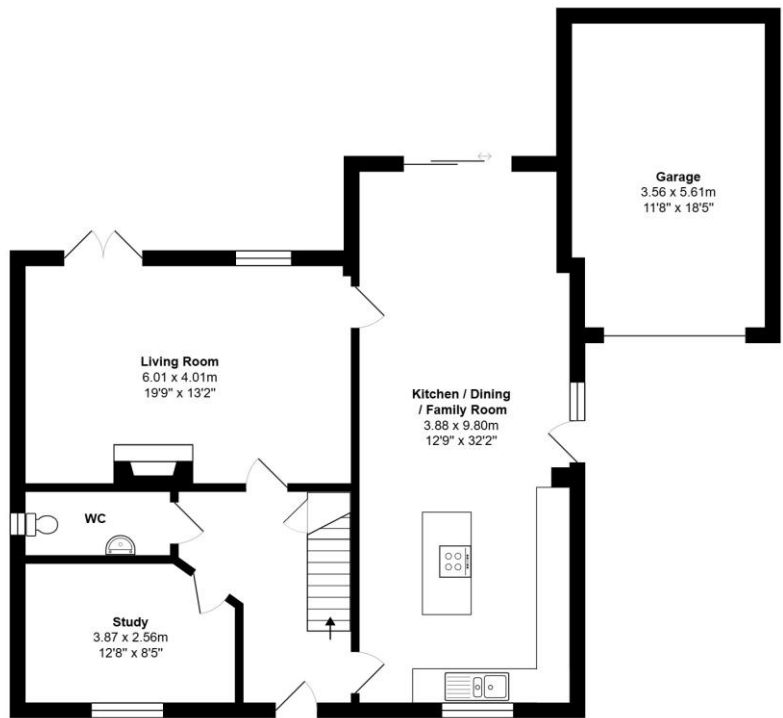
Directions

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 11 is located directly ahead at the end of the close.

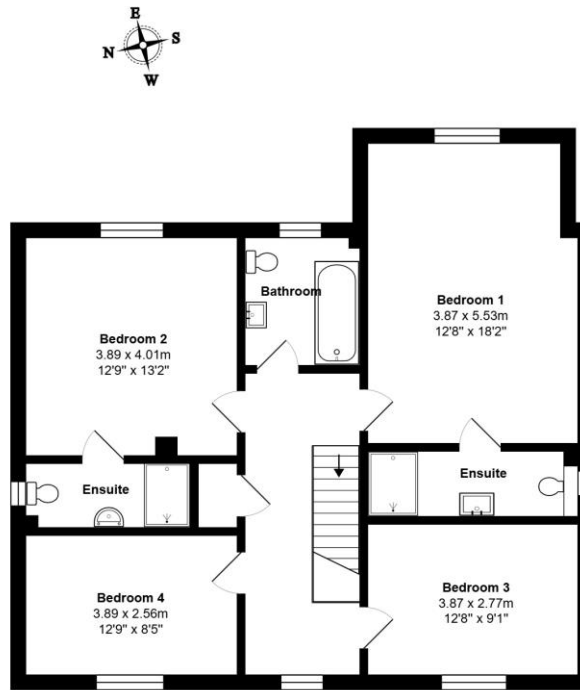
Postcode SN14 6GS

What3words: ///fetches.dialects.desktops





Ground Floor



1st Floor

Total Area: 176.5 m² ... 1899 ft² (excluding 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	71	79
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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