



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

Semi-detached modern house  
3 bedrooms  
2 reception rooms and conservatory  
Bathroom and en-suite  
Off-street parking for 3 cars  
Private garden  
Level walking distance to amenities  
Motivated sellers



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £420,000**

Approximately 1,284 sq.ft



‘Situated within the sought-after Cotswold village of Luckington just a short level walk to amenities, a 3 bedroom semi-detached house with generous private parking’

## The Property

This semi-detached modern house is situated within the sought-after village of Luckington set within a small close conveniently located just a short level walk to amenities. 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 well-presented accommodation extends to around 1,284 sq.ft arranged over two floors.

The ground floor layout comprises a fitted kitchen, dining room, living room and a rear conservatory off. The entrance hall offers built-in storage and a separate WC. On the first floor, there are three good-sized bedrooms and a family bathroom. The principal bedroom has fitted

wardrobes and an en-suite shower room. Externally and to the side, there is generous driveway parking for three cars. There is a small front lawn whilst the rear garden is fully enclosed with a good degree of privacy laid predominantly to lawn.

## 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.

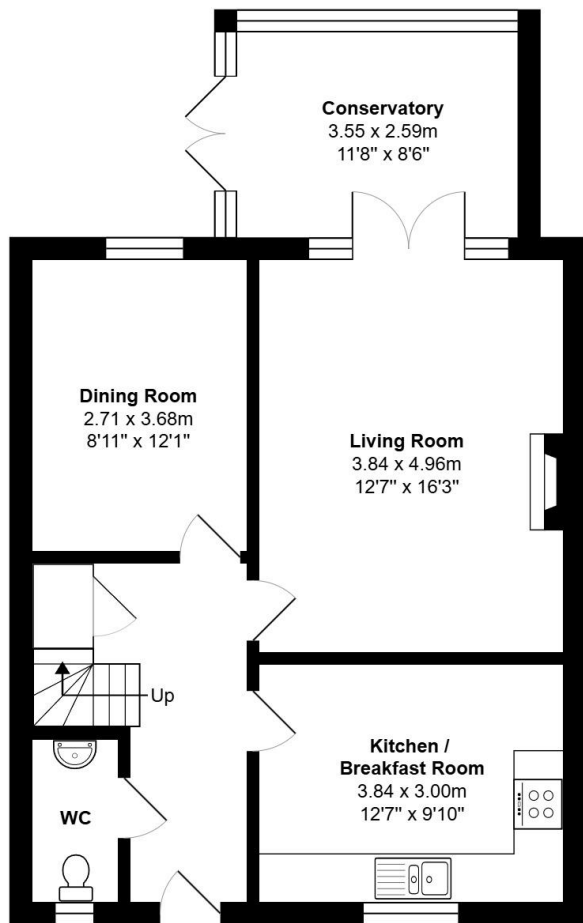
## Directions

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 6 is located on the left upon entering.

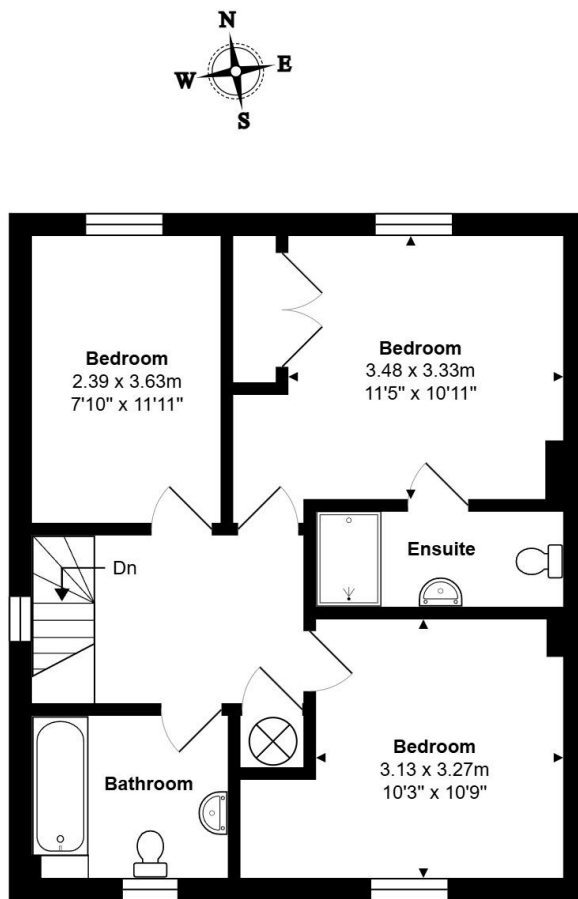
Postcode SN14 6GS

What3words: ///goal.altitude.theory





Ground Floor



First Floor

Total Area: 119.3 m<sup>2</sup> ... 1284 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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