



26 The Green, Luckington,

Price Guide £399,950

A spacious semi-detached cottage (1393 sq ft), on the village green,
in the heart of this popular North Wiltshire village,

3 double bedrooms, en suite bathroom, 2 cloakrooms and 2 shower rooms.

Hall, sitting room, dining room, conservatory, kitchen.

Driveway parking, front and rear gardens.

NO ONWARD CHAIN



26 The Green, Luckington, Chippenham

The Property

This semi-detached period home was built in the 1800's and was extended at the front in 2004 to provide a new kitchen area. It occupies an excellent location overlooking the village green and backs onto the playing fields at the rear. There is off road parking to the front and a walled south facing rear garden.

The Accommodation

The front door leads into a porch with stone flooring which continues throughout the ground floor, except the sitting room. A further door leads to the hall which has a cloakroom off and a cupboard housing the Worcester LPG combination boiler. The dining room has the staircase off and a cupboard under. At the rear is a conservatory with access to the garden. The dual aspect kitchen at the front has a range of units including a range cooker and space for the fridge and washing machine. The sitting room is again dual aspect, and has a large stone fireplace with a log burning stove, plus a former window recess. On the first floor, the landing has a cloakroom off. The main bedroom overlooks the rear garden and has an en suite bathroom with roll top bath. Bedroom two is triple aspect with a shower cubicle, basin and fitted wardrobe. The third bedroom, again a double, has two rear windows enjoying the view, fitted cupboards and a shower cubicle.

Outside

To the front is a gravelled drive providing off road parking for two cars. There is a stone built shed, lawned areas and shrubs together with the screened LPG tank. Left of the front door, a

front-to-back passageway provides access to the south facing rear garden, which is lawned and enclosed with trees and shrubs.

General

Mains water, electricity and drainage are connected. The oil fired boiler provides central heating and hot water, with radiators throughout the cottage. Council Tax Band C - £1,504.42 payable for 2018/19. EPC rating Band F - 29. Full report available on our website or paper copy on request.

Location

Luckington is a popular village with many lovely old houses and cottages together with a mixture of more modern properties. It is a thriving community with a village shop/post office, an excellent pub, church, primary school and miniature adventure playground. There are further amenities in the neighbouring village of Sherston and the lovely old towns of Malmesbury and Tetbury are both within a ten mile radius. The M4 and M5 provide good communications with the area's major employment centres and there are mainline train services from Chippenham. Much of the BBC's *Pride & Prejudice* was filmed in the village with Luckington Court used as the Bennet's house and Luckington Church as the wedding venue for Mr Darcy to Elizabeth Bennet.

Directions to SN14 6PB

From Malmesbury head west on the B4040 continuing through Easton Grey and Sherston before reaching Luckington. The village green is on your left, opposite the Primary School.

