



JAMES PYLE & CO



3 Northend, Luckington, Chippenham, Wiltshire, SN14 6PN

Period Village Cottage  
Edge of village, backing onto fields  
3 Double Bedrooms  
Living room with woodburner  
Kitchen/Dining room  
Garden Room  
Garage with home office  
Ample parking  
Gardens



01666 840 886  
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,332 sq ft

**Price Guide: £550,000**

‘Situated on the rural edge of the village, this charming period Cotswold Cottage offers beautifully presented accommodation with character features and a stylish modern interior’



### The Property

Situated on the rural edge of the village, this lovely period cottage is believed to date to the mid 19th Century and is built of Cotswold Stone under a mainly stone tiled roof. Over the years the property has been extended and now offers a stylish modern interior with character features including a fireplace with wood burning stove. Notable rooms include a large hallway with stairs to the first floor, a well fitted kitchen/dining room whilst to the rear is a garden room which has previously been used a snug with doors opening to the rear garden. On the first floor there are three good bedrooms and family bathroom with shower.

Externally, there is ample parking to the front whilst a vehicular access around the adjoining cottage, leads through to the rear of the house where there is a detached a garage with a home office/study at the rear.

The main gardens lie beyond which are lawned with lovely views over the adjoining fields.

### Situation

This charming cottage is located in rural location in a no through road on the edge of Luckington with footpaths and walks on the doorstep whilst the village is only a 2 minute level walk away. 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.

### Tenure & Services

We understand the property is Freehold with oil central heating and septic tank drainage.

### Directions

From Sherston head to Luckington (about 2 miles) and bear right in front of the The Old Royal Ship public house. Turn right again onto Sopworth Lane and continue for 300 yards and turn left in Northend to locate the property a short distance on the right hand side. SAT NAV SN14 6PN

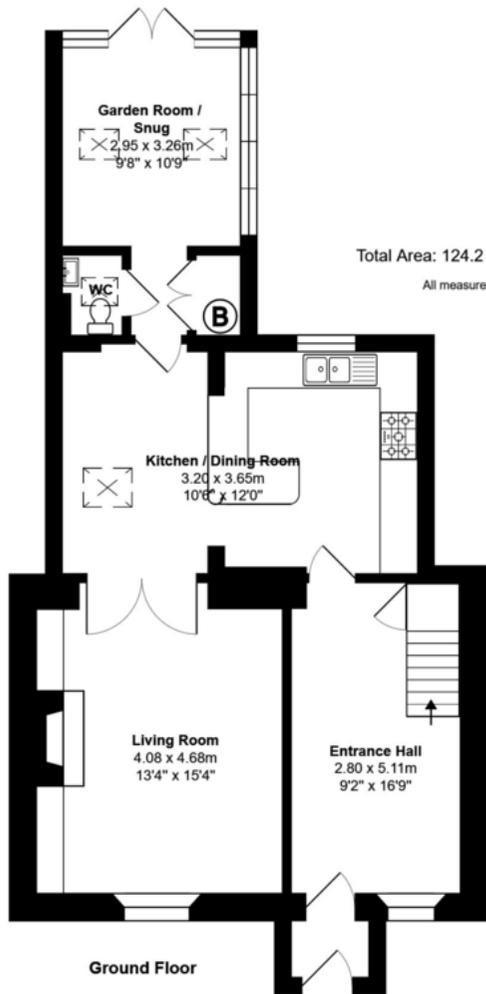
### Local Authority

Wiltshire Council

### Council Tax Band

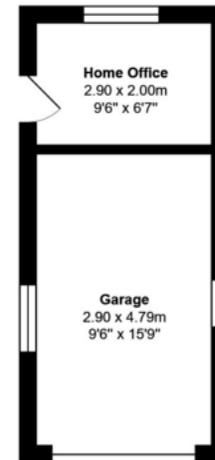
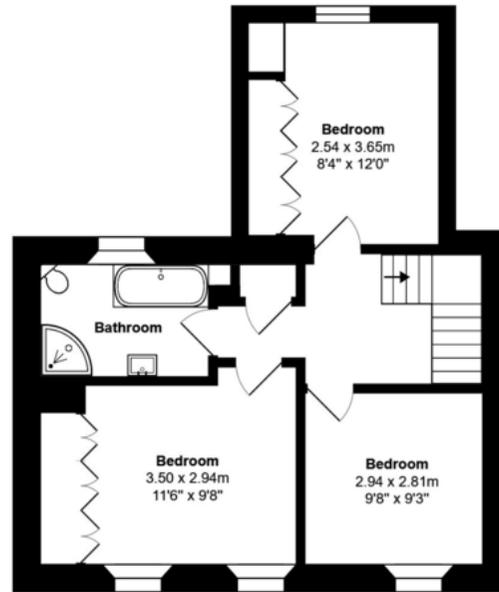
D £1,932





Total Area: 124.2 m<sup>2</sup> ... 1337 ft<sup>2</sup> (excluding garage, home office)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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4 The Old School, High Street, Sherston SN16 0LH

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