


Luckington, Chippenham, Wiltshire, SN14 6GS




Honey hued Cotswold stone detached house • Modern open plan living • Cosy sitting room and a snug/playroom • Double bedrooms, two with en-suites • Two parking spaces leading to a single garage • Views across open fields • Village with an excellent primary school • Great access links to Bath and Bristol • EPC C

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

About the property

Nestled in the picturesque village of Luckington, this charming four-bedroom, Cotswold stone home offers a perfect blend of countryside character and modern living. Located in a peaceful cul-de-sac, the property enjoys both privacy and a strong sense of community, ideal for families or those seeking a tranquil retreat.

Constructed from honey-hued Cotswold stone, the home exudes timeless charm, but with the modern twist of anthracite windows.

Step inside, and you're welcomed by a warm and inviting hallway that sets the tone for the rest of the house. This homes most impressive feature is undoubtedly the stunning open-plan kitchen-diner-family room. Recently reconfigured and thoughtfully designed, this space boasts:

- * Compact laminate countertops and bespoke cabinetry
- * A central island with breakfast bar seating
- * Integrated appliances including a double oven
- * Sliding doors opening onto the garden, creating a seamless indoor-outdoor flow
- * A dining area large enough to host family gatherings or dinner parties with ease but definitely a space designed for connection and celebration.

The main living room is cozy yet spacious, featuring a wood-burning stove, oak flooring, and views over the rear garden. A separate snug or study offers flexibility for working from home or can be used as a playroom as it is currently.

Upstairs, the four well-proportioned bedrooms include a spacious principle bedroom with built-in wardrobes and a contemporary en suite rainfall shower room. bedroom two also has an en-suite shower room. The family bathroom is stylishly appointed with a bath with an overhead shower, perfect for modern living.

The private driveway provides ample off-street parking, with more parking to the front of the house leading to a single garage. A generous rear garden, mainly laid to lawn with a patio terrace, offers an ideal space for entertaining or unwinding in the sun. The garden is deceptive as it continues around behind the garage creating a space for a vegetable garden or somewhere to hide the children's toys. Dry stone walls line the garden, blending with the natural landscape and the view of the field beyond.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

Leave Tetbury on the Bath Road joining the A433. At Westonbirt Arboretum turn left onto the road towards Sherston. At the crossroads turn right and continue on the B4040 through Sherston until you reach the village of Luckington. Continue into the village and follow the bend round. Beaufort View can be found on the left hand side with the house at the top of the cul-de-sac.

What3Words `/// fetches.dialects.desktops`

Services & Tenure

The tenure is freehold.

Mains water and drainage, electricity and oil are understood to be connected.

Local Authority

Wiltshire District Council.

Council Tax Band G.

Our reference

TET/HP/CDH/05062025

We'd love to hear from you

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Approximate Gross Internal Area 2120 sq ft - 197 sq m

Ground Floor Area 1165 sq ft – 108 sq m

First Floor Area 955 sq ft – 89 sq m



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PROPERTY MADE PERSONAL



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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