



## Rose Garden Cottage, Luckington Court, Church Road, Luckington, Chippenham, SN14 6PG

**£1,150 pcm**

Set within a truly special location within a walled rose garden, this characterful detached cottage is a rare find.

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## The Property

**DESCRIPTION** This idyllic detached cottage is a truly rare find. Located within the walled rose garden of Luckington Court, the cottage occupies a picturesque and peaceful position whilst internally offers a wealth of charm. The cosy accommodation is arranged over two floors extending to around 837 sq.ft and comprises a reception room with large inglenook fireplace and wood-burning stove inset, plus a fitted kitchen off. A characterful stone winder staircase leads up to the first floor with a double bedroom, fitted storage and a bathroom. A private garden is arranged to the rear whilst the pretty rose garden at the front provides a beautiful view and approach. Outside of the walled garden there is private parking. An external dovecote provides additional storage.

**SITUATION** The delightful village of Luckington is within walking distance which has its own shop and post office, 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 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.

## Directions

<https://w3w.co/mermaids.staked.talkers>

From the centre of Luckington, take Church Road towards Alderton/Chippenham direction and turn left after the turning for the church. Follow the track past the farm and turn left at the bottom. Enter Luckington Court through the gates.

## Local Authority

Wiltshire Council

**Council Tax B** £1,812

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

