

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.









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 woodburning 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

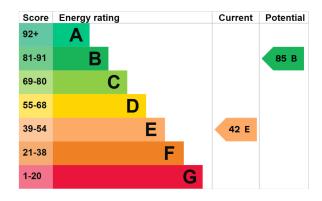
of Malmesbury and Tetbury offering a wide range of shops, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

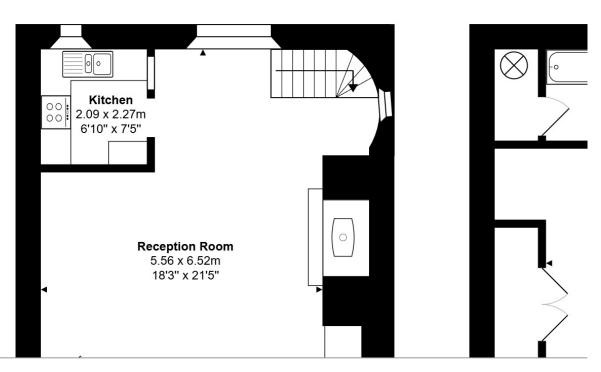
Directions

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





PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.