



Delightful
4 Bedroom
Family Home
in Luckington

£2,400 Per Month

3 Church Road
Luckington
SN14 6PG



Victoria Allman
lettings

- Charming four bedroom family home
- Highly sought after village location
- Beautiful south-facing rear garden
- Fantastic garden studio/office
- Four bedrooms, two bathrooms
- Living room with woodburning stove
- EPC Rating D
- Council Tax Band D (Wiltshire)
- Available from late August



4



2



2



D

SUMMARY

3 Church Road is a delightful semi-detached family home in a well-appointed position in the highly popular village of Luckington.

With its flexible accommodation and fantastic garden, this is an ideal home for a family or professional couple looking to enjoy a great village location.

Available on a long-let from late August.

DESCRIPTION

3 Church Road is arranged over two floors and set back from the road behind mature trees and established planting. The ground floor offers a welcoming entrance hall, leading to a home office and a well-equipped kitchen overlooking the front garden and driveway. The kitchen flows through to the dining area where French doors open onto the patio and provide lovely views over the garden. Beyond is a cosy sitting room featuring an exposed brick fireplace with wood-burning stove, together with further double doors out to the garden. Upstairs, the main house offers three bedrooms, comprising two doubles and a single, together with a family bathroom fitted with a shower over the bath. The accommodation to the left-hand side of the entrance hall could also serve as a self-contained annexe, incorporating a double bedroom and office on the first floor, along with a kitchenette and shower room on the ground floor.

The south-facing rear garden is a particular highlight, with an attractive patio area, extensive lawn, well-stocked flowerbeds, and a variety of mature trees and shrubs creating a private and peaceful setting. At the far end of the garden is a excellent garden studio - ideal as a home office, hobby room or quiet retreat. To the front, the property offers ample driveway parking and an additional lawned area. Note that the garage is excluded from the tenancy.

LOCATION

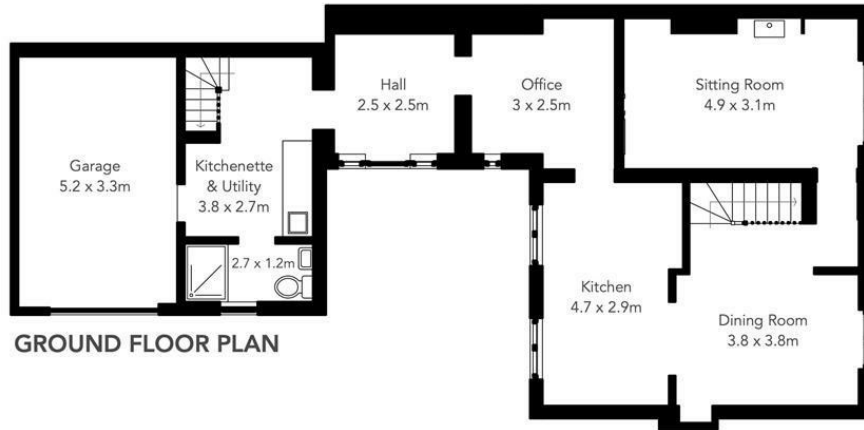
Church Road is situated within the heart of the sought-after village of Luckington, leading down to the village church and Luckington Court, a beautiful 16th-century manor house used as a filming location for the acclaimed television adaptation of 'Pride & Prejudice'. The village enjoys a thriving community atmosphere and benefits from a popular pre-school and primary school, village hall, and The Old Royal Ship public house, which also has a convenient village shop. Surrounded by picturesque Cotswold countryside and the prestigious Badminton Estate, home of the internationally renowned Badminton Horse Trials, Luckington offers an idyllic rural lifestyle with a variety of community events and activities throughout the year.

The neighbouring village of Sherston is just a short drive away and provides a range of everyday amenities, including a village shop and post office, doctor's surgery, and the highly regarded Rattlebone Inn. The historic market towns of Malmesbury and Tetbury are both within 15 minutes' drive and offer an excellent selection of shops, restaurants, schools and leisure facilities. Luckington is also well placed for commuting, with Junctions 17 and 18 of the M4 both within easy reach. Regular rail services from Chippenham and Swindon provide direct connections to London Paddington in approximately 60–70 minutes.









GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL AREA: 180 square metres / 1937 square feet.
All measurements are approximate and for display purposes only

REQUIRED INFORMATION

We understand the property has mains electricity, water, mains drainage, and oil-fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

DIRECTIONS

From Sherston head to Luckington (about 2 miles). Go passed The Old Royal Ship public house and then left at the green opposite the school. Continue down Chapel Row on to Church Road. Number 3 is on the right hand side as you head down the hill.

Postcode: SN14 6PG

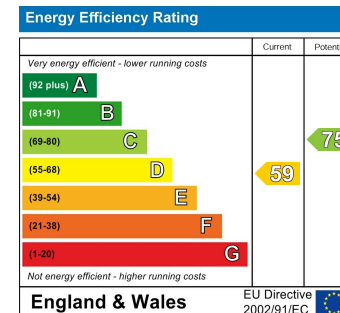
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