



## 3 Northend, Luckington

Price Guide £595,000

A charming period cottage with garage and parking, in a sought after village, with fabulous countryside views to the rear.

Large entrance hall, with study area, sitting room, well equipped kitchen/breakfast room with separate dining area, cloakroom, garden room.

Three double bedrooms, family bathroom with separate shower.

Garage, home office, parking, attractive gardens.

NO ONWARD CHAIN



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## The Property

A charming stone-built extended mid-terrace cottage situated on a quiet no-through road in this popular village to the west of Malmesbury. Immaculately presented throughout, the property enjoys wonderful far-reaching views over open countryside.

The accommodation is entered via a porch area leading to the spacious entrance hall with doors to a cosy sitting room with woodburning stove. Double doors open into the well-appointed kitchen/breakfast/dining room, fitted with a good range of units, iroko wooden worktops and a range cooker. A cloakroom and utility cupboard lead through to a bright and sunny garden room overlooking the rear garden.

Upstairs, there are three double bedrooms served by a family bathroom, with separate shower.

Outside, the property benefits from driveway parking to the front and side vehicular access to the rear. The lawned garden enjoys delightful rural views, while a useful garage/outbuilding provides excellent storage together with an attached home office/workshop overlooking the garden and countryside beyond.

## General

Mains water and electricity connected. Private drainage system. An oil fired boiler provides heating and hot water. The garage has power, light and mains water. Office to rear also benefits from power and light. Bottled gas/LPG for range hob. Wiltshire Council Tax Band D - £2,454.16 payable for 2026/27. EPC D - 61.

## Luckington

Luckington is a popular village with many lovely old houses and cottages together with a mixture of more modern properties. It is a thriving community with an excellent pub, village shop, church and primary school. There are further amenities in the neighbouring village of Sherston and the lovely old towns of Malmesbury and Tetbury are both within a ten mile radius. The M4 and M5 motorway networks provide good communications with the area's major employment centres and there is a mainline train from Chippenham, about ten miles south-east.

## Directions to SN14 6PN

From Malmesbury head west on the B4040 continuing through Easton Grey, Pinkney and Sherston, before reaching Luckington. Immediately after the The Old Royal Ship, turn right onto the small lane and almost immediately right at the crossroads onto the Sopworth Road. Head out of the village and take the first left into Northend.

