



JAMES PYLE & CO.



Malvern, Brook End, Luckington, Chippenham, Wiltshire, SN14 6PJ

Detached Cotswold Stone Home

Idyllic Rural Position

Recently upgraded to a high specification

Immaculately Presented

4 Double Bedrooms

3 Receptions plus all-weather conservatory

Bespoke Kitchen/Breakfast Room

Bathroom & 2 En-suites

Double Garage

Beautiful Sunny Garden

Approximately 2,204 sq ft

**‘An idyllic rural position by a small brook surrounded by country views, this exceptional home has been significantly upgraded’**

## The Property

This very attractive modern detached house is set within an idyllic rural hamlet backing onto woodland and a small brook. Completed in 2000, the property is one of a pair of high-quality homes designed by local architect Charles Manning constructed with natural Cotswold stone gabled elevations. The current owners have made significant improvements to the property upgrading it to an excellent specification with brand new kitchen and bathrooms (with built-in Bluetooth speakers). Other notable upgrades include new heating and plumbing systems with a new external boiler and water tank.

Malvern has an excellent internal layout which offers spacious light and airy accommodation which extends to around 2,204 sq.ft. The accommodation is very tastefully decorated and immaculately presented to be move in ready. Centred around a large entrance hall, there are three reception rooms that include a study, dining room and spacious living room with a corner fireplace and new wood burning stove. The living room is thoughtfully designed to be open plan to the large bespoke all-weather conservatory overlooking the garden. The conservatory boasts tiled flooring with underfloor heating which continues to the



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**Price Guide: £975,000**



## Situation

Brookend is a most delightful small hamlet, rurally situated midway between the sought after villages of Sherston and Luckington within a beautiful setting on an fledgling tributary of the River Avon (a stream). Brookend comprises only a handful of cottages and homes with its own strong community yet allows the resident to enjoy its peaceful surroundings.

The beautiful and much sought after village of Sherston with its broad High Street and historic stone houses, is conveniently located on the edge of the Cotswolds and has a thriving community and was recently voted as 5th Best Village in which to live by The Times. The village offers many facilities including churches, primary school, doctors' surgery, post office/general stores, hairdresser, wine shops and two excellent public houses together with a host of societies and clubs offering entertainment and social events for young and old alike. Close by are the market towns of Malmesbury and Tetbury and both towns offer 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.

## Tenure & Services

We understand the property is Freehold with oil central heating, private drainage, mains water and electricity.

## Directions

From Sherston head west towards Luckington on the B4066. After a mile, bear left signposted for 'Brookend' and continue along the lane for about 300 yards and locate the property on the left hand side. Postcode SN14 6PJ

## Local Authority

Wiltshire Council

## Council Tax Band

G £3,220





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