



3 BEDROOM SEMI-DETACHED PERIOD PROPERTY | REYBRIDGE, LACOCK, SN15 | GUIDE PRICE £925,000

DESCRIPTION

We are delighted to bring to the market this wonderful three-bedroom period home in one of the most sought after locations in the South West. Whilst the house is in an elevated position, the lower part of the beautiful private gardens provides extensive river frontage with its own fishing rights.

The house cleverly fuses period charm with an open-plan contemporary living space which is ideal for entertaining. The oak and glass main room perfectly frames the breathtaking views across the valley to the hills in the distance.

The stone pillared porch leads into an entrance hall with original floor tiles, an 'arts and crafts' staircase and a large cloakroom. A double aspect study with mullion windows and fireplace is on the ground floor at the front of the house. The cozy sitting room in the middle of the house is entirely decorated in Farrow and Ball and boasts solid oak floorboards and a wood burning stove. This leads into the main open plan space which is currently used as both a dining and sitting area. This hand-crafted oak and glass river room lead into a kitchen with solid oak units, a flagstone floor, and a separate utility room. The river room affords panoramic views of the garden, of the River Avon and of the open countryside beyond. French doors lead from the river room into a stone extension with a garden view, solid oak flooring and its own contemporary style wet room and WC.

Upstairs there are two generously proportioned double bedrooms and an elegant family bathroom with a separate walk-in shower and free standing bath. The back bedroom has a 'secret' adjacent room which could be used as a study or dressing room. There is a driveway with ample off-road parking. In our experience this is an extremely rare opportunity to acquire an immaculate and captivating country home.

Reybridge is a quintessential English hamlet with Royal connections. It is surrounded by wonderful open



countryside and provides river walks on your doorstep. The ever-popular National Trust village of Lacock can be found just a short walk away through open fields, providing plenty of amenities. It lies 3 miles to the South of Chippenham with its main line railway station and just a few miles from the Cotswolds.

Predominantly owned by the National Trust, Lacock is famed as a film and television location, most notably for the BBC productions of *Pride and Prejudice* and *Cranford*. It has also featured in several *Harry Potter* films. In addition to Lacock Abbey and the Fox Talbot museum (reputedly the home of photography) Lacock offers a village store, several public houses, a fine restaurant at The Sign of the Angel Hotel, and a primary school.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

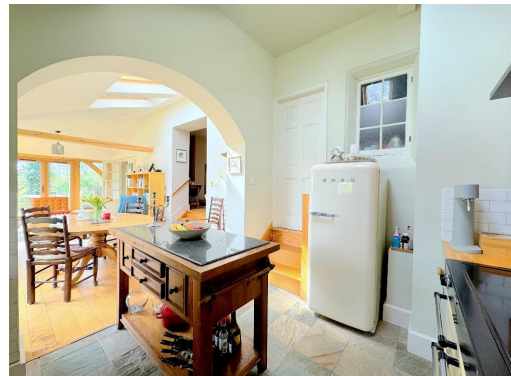
EPC Rating: D

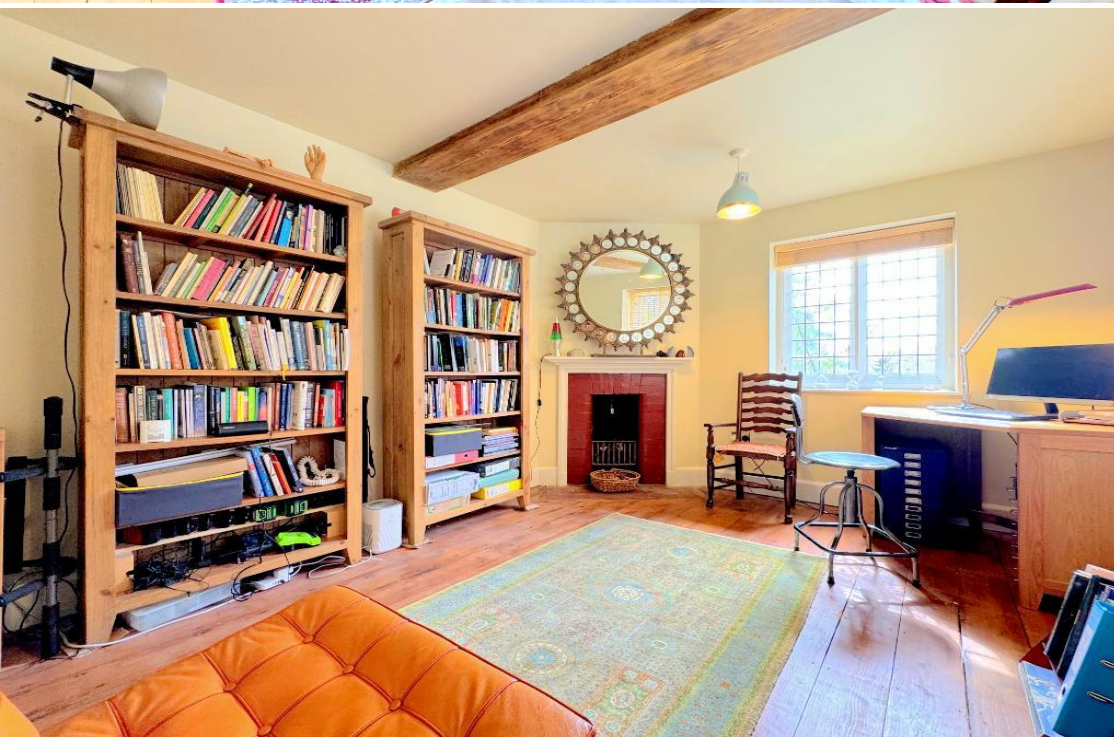
Mains water and electricity. Water treatment plant and air source heat pump central heating.

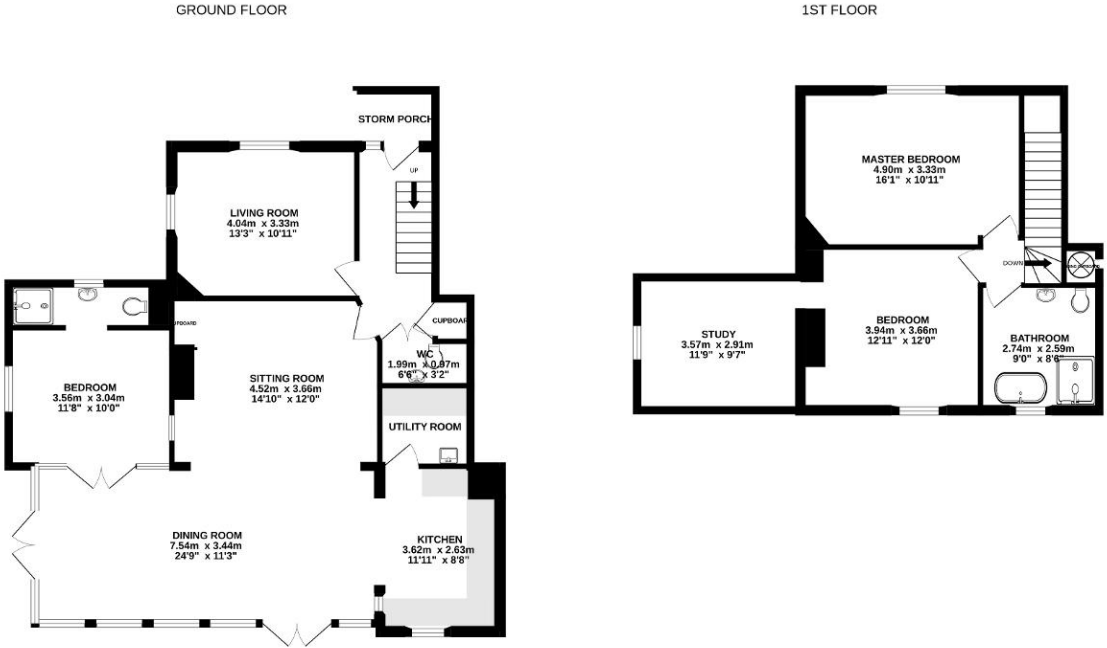
Please have a closer look at 'Key Facts For Buyers' for a more comprehensive description.

KEY FEATURES

- Breathtaking views
- Lacock Conservation Area
- Plenty of period features
- Fabulous private gardens
- Plenty of off-road parking
- Highly desirable location
- 'Arts & Crafts' style property
- Beautifully restored and extended.
- Own fishing rights
- Surrounded by open countryside walks.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk