

ASHBRIDGE HOUSE

— LUCKINGTON —



ASHBRIDGE HOUSE, LUCKINGTON, SN14 6NJ

Entrance hall · Kitchen/ breakfast room · Garden room · Playroom
Living room · Sitting room · Dining hall · Utility · Games Room
5 bedrooms · 3 bathrooms · Terraces · Landscaped garden
Double Garage · Outbuildings · Private parking · Circa 2 acres

An exceptional country house with delightful gardens and grounds

Location

Ashbridge House is a beautiful and substantial country home located on the outskirts of the north Wiltshire village of Luckington. The village has a wonderful local pub, The Royal Ship, perfect for a spot of lunch or a tippie after a long country walk, a village hall and a community school. A couple of minutes drive away is the larger village of Sherston which has an excellent village shop, a doctor's surgery, two pubs and a café.

The historic towns of Tetbury and Malmesbury are a short drive away and with their selection of lovely boutiques, antique stores and cafes, offer everyday shopping facilities, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

Known as the 'Capital of The Cotswolds', Cirencester to the north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafes and twice weekly markets.

The stunning city of Bath, 15 miles south west, with its fabulous Regency and Georgian architecture, is easy to navigate on foot, with a thriving mix of independent boutiques, artisan food shops and major high-street names. There are six 'quarters' in total to discover – the artisan district is where you will find quirky interiors, vintage and antiques shops, as well as a popular Saturday flea market. A regular farmers' market at

the covered former railway Green Park Station runs on Saturday mornings too, perfect for direct access to the region's top foodie producers.

Bristol, 18 miles south, is a superb city for shopping and exploring its series of interconnecting villages with exceptional gastro stop offs along the way. The city is a vibrant and eclectic hub for the south west.

The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Westonbirt, Beaudesert Park, Pinewood, Malmesbury Church Of England School, St Mary's and St Margaret's to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Westonbirt and Minchinhampton; bridle paths are plentiful and the Beaufort Polo Club is just a short drive away, as are the Badmington and Gatcombe horse trials; sailing and water sports can be enjoyed at The Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London via the M4 and M5 motorways and well-connected direct train services from both Kemble and Chippenham.

Description

Set in circa 2 acres of beautiful gardens and grounds, Ashbridge House has been a wonderful family home for almost a decade. The house has been lovingly renovated over the years to create both a welcoming and practical home with contemporary living spaces and much character throughout.

The kitchen/breakfast room is very much the heart of the house and a superb room in which to entertain family and friends. Perfect for morning coffees and chats around the centre island, or equally larger gatherings with the French doors opening on to the terrace and garden in the summer. The Aga offers great additional warmth in the colder months and the thoughtful layout provides ample worktop space and storage.

The dining hall comes into its own for larger celebratory occasions and more formal dining with generous proportions, an open fire and stunning oak floors.

The garden room and playroom have been excellent rooms for the children to grow up in and have their own space. The rooms are bright and light with direct access to the garden.

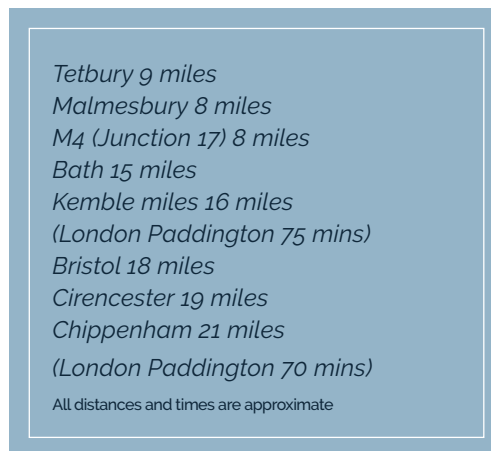
The living room is a fabulous room in which to relax in front of the open fire with a good book. The beautiful bay window bathes the room in natural light and French doors give direct access to the terrace and garden.

The sitting room is a further substantial reception room and could make a wonderful TV/ family room with open fireplace and a bay window.

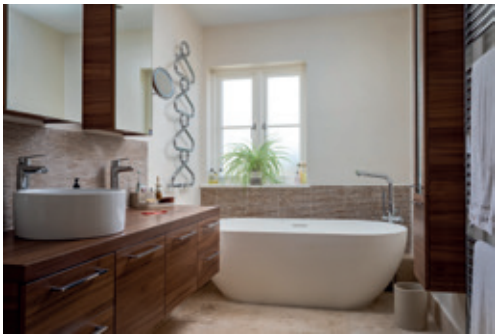
Upstairs there are five double bedrooms, two being en suite, and a family bathroom. All the bedrooms have been thoughtfully laid out to provide ample storage and have an abundance of natural light. At the southern end of the first floor there is an impressive vaulted games room which spans the depth of the house.

Outside the garden is predominantly laid to lawn, interspersed with herbaceous borders. There is a stunning orchard and raised vegetable beds which are tucked away in the corner along with a greenhouse. The outbuildings are currently set up to provide plenty of garaging, a store room and a workshop, although they could be reconfigured to suit a variety of purposes.

The gated driveway provides privacy and ample parking.







General Information

Tenure: Freehold.

NB: There is a footpath which runs along the east boundary of the property to the rear of the hedge.

Services: Mains electricity and water.

Private drainage. Oil-fired central heating.

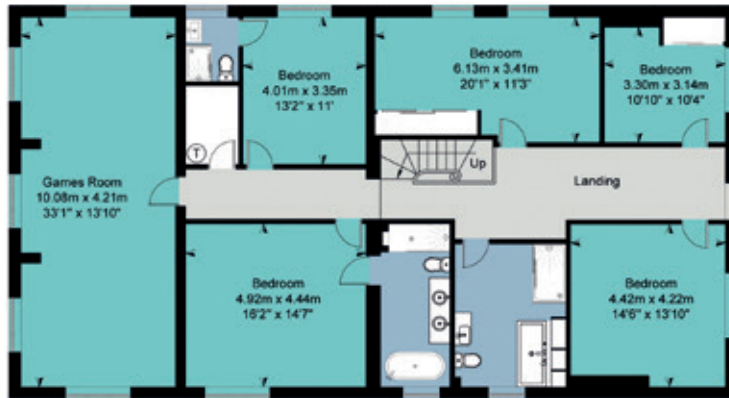
Postcode: SN14 6NJ.

Viewing: Strictly by appointment through Sharvell Property Ltd.

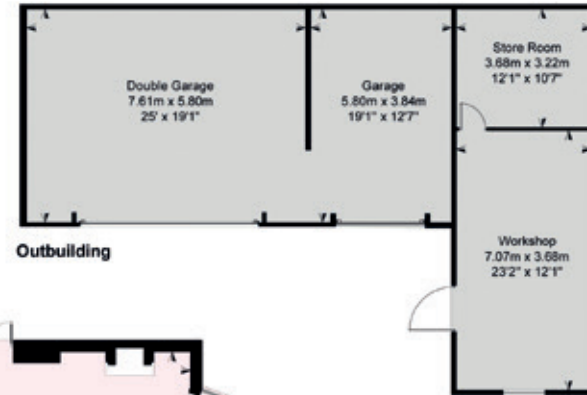
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: North Wiltshire District Council, Monkton, Chippenham, Wiltshire, SN15 1ER. Tel: 01249 706111. Council Tax Band G. EPC rating D.





First Floor



Outbuilding

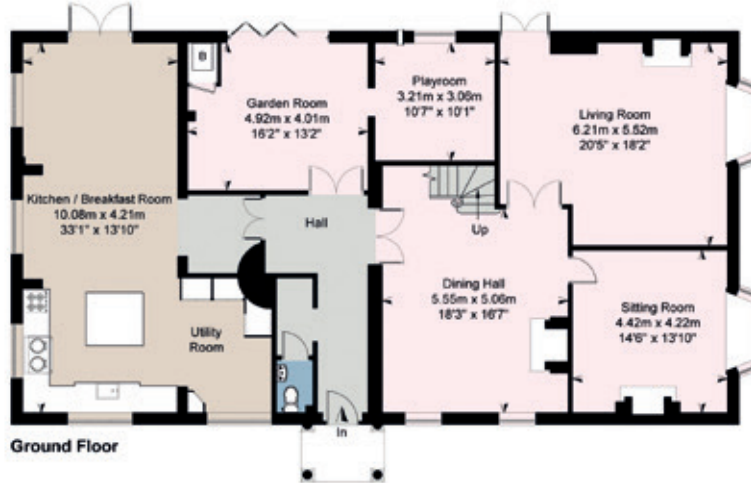
Ashbridge House, Luckington, Wiltshire

House Approximate IPMS2 Floor Area	391 sq metres / 4208 sq feet
Outbuilding	106 sq metres / 1141 sq feet
Total	497 sq metres / 5349 sq feet

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Job No SP2296

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



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