



REDCOTT

Bowden Hill, Lacock

Carter Jonas

REDCOTT, 22 BOWDEN HILL, LACOCK, CHIPPENHAM, SN15 2PP

- Chippenham 3 miles
- London Paddington from 75 minutes from Chippenham Station
- M4 (J17) 8 miles

Reception hall • Kitchen/dining room leading onto large, paved south west facing patio • Sitting room • Main bedroom with en suite bathroom • Three further bedrooms • Shower room • Bathroom • Utility room • Cloakroom

Gated driveway with ample parking • Detached garage • Gardens • EPC rating C

DESCRIPTION

A detached four-bedroom property, finished to exacting standards set in an excellent elevated position overlooking the renowned and picturesque village of Lacock. A five-bar wooden gate leads into the spacious driveway with parking area and access to the detached garage with light and power. The property is built of a red brick façade under a clay tile roof. A light and spacious split-level accommodation flows well and has under floor heating in the kitchen/dining room and bathroom. The wonderful kitchen/dining room has fitted wall and base units with a central island and fitted Smeg and Neff appliances. Bi-fold doors lead out onto a southwest facing raised patio with wonderful views and excellent for outside entertaining. Steps from the dining area lead down to the sitting room with oak flooring and an open fireplace. This room again opens through bi-fold doors onto the rear garden. At the far side of the property are the four bedrooms, all a good size, particularly the main bedroom with en suite bathroom. A utility room is positioned at the far end of the house on the ground floor with external access to the front and rear of the property.

A COMPLETELY REFURBISHED AND EXTENDED DETACHED PROPERTY IN AN EXCELLENT LOCATION WITH ELEVATED VIEWS, GARDENS AND GARAGING.







LOCATION

The property can be found close to the National Trust Common at the top of Bowden Hill and occupies a commanding position facing West and with panoramic views over West Wiltshire. Lacock is a popular backdrop for film makers of period and costume dramas such as Cranford Chronicles, Harry Potter and Pride and Prejudice. The picturesque National Trust village has much to offer new arrivals including five inns, a village store/post office, well reputed primary school, Lacock Abbey with the Fox Talbot Photography Museum and fabulous surrounding countryside, providing excellent walking and riding routes. The village is 3 miles south west of Chippenham with commuter links to London via the railway station taking approximately 75 minutes and Junction 17 of the M4 is approximately 8 miles to the north. Bath, Bristol and Swindon are all within easy reach. Schools in the area are very well regarded in both the public and private sectors.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity and water. Private drainage.

Viewing: Strictly by appointment with Carter Jonas.

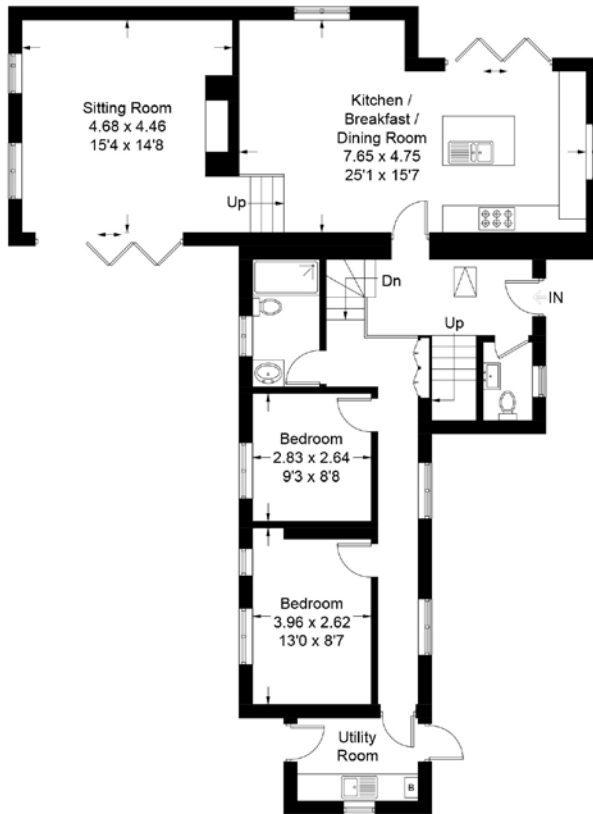
Directions: From the National Trust car park in Lacock, travel east with the Abbey on the left. Climb almost to the top of Bowden Hill and the property is found on the right hand side of the road.



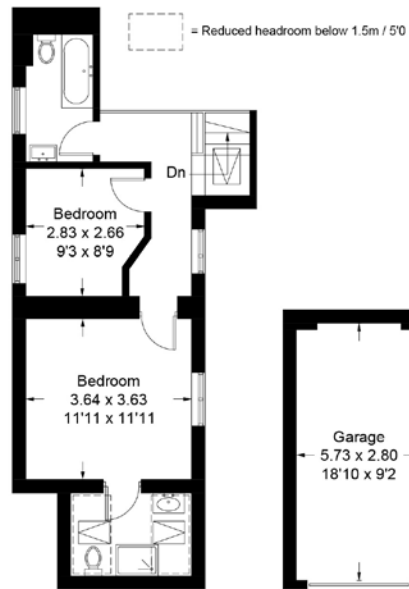


Redcott

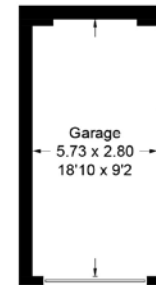
Approximate Gross Internal Area = 153.1 sq m / 1648 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 169.2 sq m / 1821 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID821450)



Bath 01225 747250

bath@carterjonas.co.uk
 5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.