



16 OUTSTANDING HOUSES | LUCKINGTON | WILTSHIRE





# THE LOCATION

Beaufort View is situated in a glorious rural position on the edge of the pretty Cotswold village of Luckington which is found deep in the heart of the Wiltshire countryside. As its name suggests this small development, of only sixteen new homes, is located on the edge of the world famous Badminton Estate, owned by the Duke of Beaufort. Badminton is renowned for its annual Horse Trials and as home of the Beaufort Hunt.

Luckington is a very pretty and small but self sufficient village with an excellent pub restaurant, parish church, village stores, post office and primary school. The village has a thriving community with a sports field and children's recreation facilities. It also has been home to some famous names including the late John Thaw and cricketer Jack Russell. The beautiful surroundings provide excellent opportunities for outdoor pursuits including hunting, fishing and shooting. Nearby is Luckington Court which was used in the filming of the period drama *'Pride and Prejudice'*.

Luckington, whilst enjoying its rural position, is extremely well situated for access to the M4. The commercial centres of Bristol, Bath and Swindon, are all within about 35 minutes travelling by car. Fast trains operate from Chippenham to London, Paddington, reaching the Capital in just over an hour.

There are a number of private and secondary schools within the Luckington area. It is within the catchment for Malmesbury School with private and preparatory schools at Westonbirt, Grittleton and Beaudesert at Minchinhampton.

## DESCRIPTION

Beaufort View is a superb new development of just sixteen brand new homes situated on the edge of the village. This prestigious and unique development comprises 2, 3 and 4 bedroom homes – all finished to a high standard with an excellent specification throughout. The layout sits harmoniously within the village surroundings. The majority of the properties are constructed using a mix of natural guarried 'Cotswold stone' and rendered elevations under slate tiled roofs to mimic the local vernacular. Internally, finishes include oak doors, quality country kitchens with appliances, stylish bathrooms and sanitary ware, oil fired central heating and timber framed double glazing. Externally there are turfed front gardens and allocated private parking spaces or garaging.









### Units 2 / 11 / 12 / 13



#### Unit 2 / 11 / 12 / 13

	(m)	( <b>ft</b> )
Bedroom 1	5.60 x 3.87	18'4" x 12'8"
Bedroom 2	4.05 x 3.87	13'3" x 12'8"
Bedroom 3	3.87 x 2.77	12'8" x 9'1"
Bedroom 4	3.87 x 2.57	12'8" x 8'5"
Living Room	6.00 x 4.05	19'8" x 13'3"
Dining Room	4.00 x 3.87	13'1" x 12'8"
Kitchen/Breakfast	5.70 x 3.87	18'8" x 12'8"
Total area	173.76 sq m	1870 sq ft

#### Unit 9 / 10 / 14 / 15 / 16 /17

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	(m)	( <b>ft</b> )
Bedroom 1	4.20 x 3.35	13'9" x 11'0"
Bedroom 2	4.10 x 3.20	13'5" x 10'6"
Bedroom 3	3.70 x 2.40	12'2" x 7'10"
Living Room	4.90 x 3.90	16'1" x 12'10"
Dining Room	3.65 x 2.70	12'0" x 8'10"
Kitchen	3.90 x 3.00	12'10" x 9'10"
Total area	107.88 sq m	1161 sq ft

Unit 3 / 4 / 5 / 6 / 7 / 8

	(m)	(ft)
Bedroom 1	4.85 x 3.50	15'11" x 11'6"
Bedroom 2	3.75 x 2.92	12'4" x 9'7"
Living Room	4.85 x 3.50	15'11" x 11'6"
Kitchen	2.92 x 2.27	9'7" x 7'5"
Total area	71.06 sq m	765 sq ft

Maximum room dimensions





 Units 9 / 10 / 14 / 15 / 16 / 17

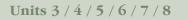
 Bedroom 3
 Bedroom 1

 Bedroom 1
 Bedroom 1

 Bedroom 1
 Bedroom 1

 Bedroom 2
 Bedroom 2

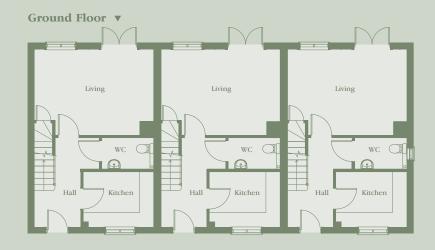
 Bathroom
 Bedroom 2















# **SPECIFICATION**

#### GENERAL

- Traditional stone and render design
- Timber windows with double glazed sealed units
- High level of insulation
- Low voltage downlighters or pendant fittings depending upon location
- Pre installed connections for tv and provision for satellite TV in living room
- Telephone points to hall, living room and most master bedrooms depending upon house type
- Smoke detectors
- Decorative oak lintels with oak internal doors
- Oil central heating with thermostatic radiator valves
- 10 year NHBC guarantee
- All houses to be fitted with a feature fireplace\*
- French casement doors from the living room to the garden
- \* except plot 3

• Garages *(where appropriate)* will be wired with mains electricity

#### KITCHEN

- Fully fitted traditional with stainless steel electric hob and oven
- Coordinated worktops and steel handles\*
- Worktop under unit lighting
- 50/50 fridge freezer\*
- Integrated dishwasher\*
- Plumbing installed for washing machine
- Stainless steel chimney extractor
- Ceramic/porcelain flooring

#### **BATHROOM CLOAKROOM**

• Quality white sanitary ware fitted with chrome taps and fittings

- White matching shower bath, shower screen and chrome fittings
- Electrically heated chrome towel rail
- Extractor fan
- Half height Ceramic wall tiles plus full height to bath (*plot 3 full height to bath only*)

#### OUTSIDE

- Paving slabs to front areas with landscaped planting
- Post and rail fencing with closed boarded fencing to plot 3
- External wall lighting
- Allocated parking spaces or garage
- External cold water tap
- Two new stone walls to site frontage and pavement

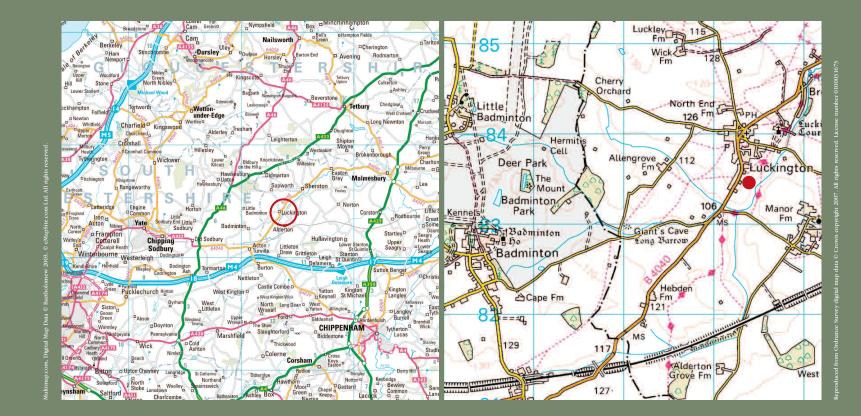
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# DIRECTIONS

From Malmesbury head west on the B4040 for some 5 miles to the village of Sherston. Pass through Sherston remaining on the B4040 and after two miles enter Luckington and continue again through the village to locate Beaufort View on the left hand side.

From the M4 Junction 18, head north on the A46. After 100 yards turn right signed for Tormarton. Follow the lane for approx 3 miles to Acton Turville and cross over the crossroads and take the second right following signs for Sherston. After about 3 miles locate Beaufort View on the right as you enter the village of Luckington.



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