

JEREMY JENKINS

ESTATE AGENT

Beechfield, Folly Lane West, Lacock, SN15 2LP.

Guide price: £1,100,000.

A handsome detached country home near historic Lacock. Superbly presented. South facing gardens with stable block & quadruple garage.

Beechfield is a substantial home with generously proportioned accommodation. The ground floor has a welcoming entrance hall leading to the main rooms. We find a formal sitting room with bay windows & fireplace. The dining room opens into the modern conservatory & adjoins the fabulous kitchen breakfast room which also opens on to the gardens – this sociable space will be the heart of the home. There is a wonderfully comfortable snug, great for lazing in! The well-appointed utility, bootroom & separate shower room are off the kitchen. Upstairs are five bedrooms. The impressive master suite is dual aspect with smart walk in wardrobe & modern ensuite plus Juliette balcony & bay window overlooking the gardens. There are four further bedrooms & a smart family bathroom. The property has been seamlessly & sympathetically extended. There is planning permission to extend above the garage to create an office, gym or hobby space adding a further dimension to the already attractive accommodation. Viewing strongly advised, call to book an appointment.

Beechfield sits nicely on a good plot. The south facing gardens are very private & level wrapping around the house to three sides with the driveway & garaging to the front behind electric gates. We find a broad raised sun terrace to the immediate rear of the house & a shady BBQ area to one side. The summer house is a fun addition for some shade! The stable block is located at the bottom of another lawned garden behind a beautiful high hedge.

Set a short walk from the beautiful National Trust village of Lacock. This active village has a local primary school, three popular public houses, restaurants and tea rooms, post office and gift shops. There is access to the A4 & M4 motorway. Chippenham railway station is also on the main Paddington line with frequent services to London & Bristol. Chippenham & Melksham offer market town amenities including various supermarkets including Waitrose, Sainsburys & an M&S food hall. The surrounding Wiltshire countryside offers beautiful walks around Lacock & Bowden hill which has fabulous far reaching views. Bath & Bristol offer city centre shopping, historic attractions, entertainment and night life. This is a wonderful home in a great location.

- Superbly presented country home
- Three receptions & fine conservatory
- Five bedrooms - master with ensuite
- South facing gardens with stable block
- Impressive kitchen family room
- Quadruple garage

EPC - C







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Attractive rural situation

Lovely living spaces

Large grounds & stables

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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