



The Laurels | Tytherton Lucas | Chippenham | Wiltshire | SN15 3RJ

**WOOLLEY
& WALLIS**

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Guide Price: £850,000

A blissfully charming four bedroom detached house with stables and paddock in the delightful village of Tytherton Lucas.



The Property

The Laurels in Tytherton Lucas is an exceptional property that effortlessly combines historical charm with modern amenities. From the moment you step inside, the exposed beams, flagstone floors, and lead glass windows transport you back in time, creating a warm and inviting atmosphere.

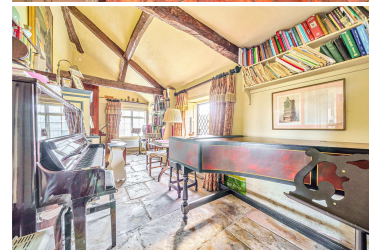
The 18th Century French fireplaces, in sitting room and music room, are a standout feature of this home, providing a cozy and intimate ambiance in the living spaces. Whether you're curled up with a book on a chilly winter's day or hosting a gathering with friends and family, these fireplaces add a touch of warmth and character to any occasion.

On the ground floor there is a reception hall, sitting room, a music room which could be used as a separate dining room, kitchen and dining area, a utility room area and a downstairs WC. On the first floor are three bedrooms and a family bathroom. On the second floor is a further bedroom and dressing room area.

The use of Cotswold stone in the construction of the property gives it a distinctive and eye-catching appearance. This unique choice of material not only enhances the visual appeal of the home but also serves as a testament to the craftsmanship and attention to detail that went into its creation.

Set on a generous 1.36 acre plot, The Laurels offers ample space both inside and out. The well-maintained garden is a true highlight, with its lush lawns, vibrant flower beds, and mature trees and shrubs. It's a perfect space to relax, unwind, and enjoy the beauty of nature right at your doorstep.

For those with a passion for horses, The Laurels also boasts a two-box stable with





twin store room and paddock. Equipped with electricity and water, this facility provides a safe and comfortable space for equestrian enthusiasts to indulge in their hobby. The convenience of having these facilities on-site allows for easy access and ensures that horse lovers can fully enjoy their passion without any inconvenience.

The location of The Laurels adds another layer of appeal to this already impressive property. Tucked away in a private and tranquil area, privacy is guaranteed, giving the owners the opportunity to fully embrace the peace and serenity of their surroundings. The gravel driveway offers plenty of parking space for multiple vehicles, further enhancing the convenience of living in this secluded oasis.

Overall, The Laurels in Tytherton Lucas is an exceptional property that truly stands out. Its characterful features, well-maintained gardens, and equestrian facilities make it a unique and idyllic retreat for its lucky owners. Whether you're looking for a place to create lasting memories or simply a serene escape from the hustle and bustle of everyday life, The Laurels has it all. EPC: To be confirmed.

The Situation

The Laurels is located in the charming hamlet of Tytherton Lucas about 4 miles east of the market town of Chippenham with its mainline railway station (London Paddington 72 minutes).

Chippenham has a good range of shopping recreational and business services.

There is easy road access to M4 at Junction 17 and onward to Bath & Bristol in the West as well as Swindon, Newbury & London in the East

The area is well served with a network of public footpaths and bridleways and there is excellent local out-riding.

There are numerous good quality state and private schools in the locality including St Mary's and St Margaret's in Calne, Dauntsey's near Devizes, Marlborough College and Stonar near Melksham.

What3words: drew.devoured.phones

Services

Mains water, Mains electric, Oil Central Heating and private drainage.

Local authority: Wiltshire County Council

EPC Rating: F

Council Tax Band: E

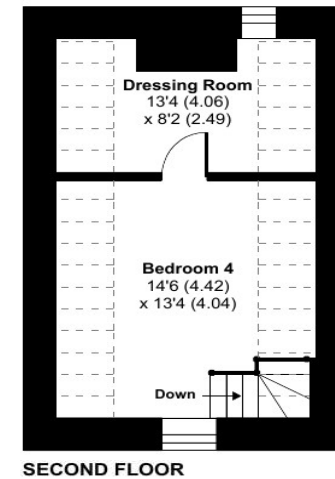
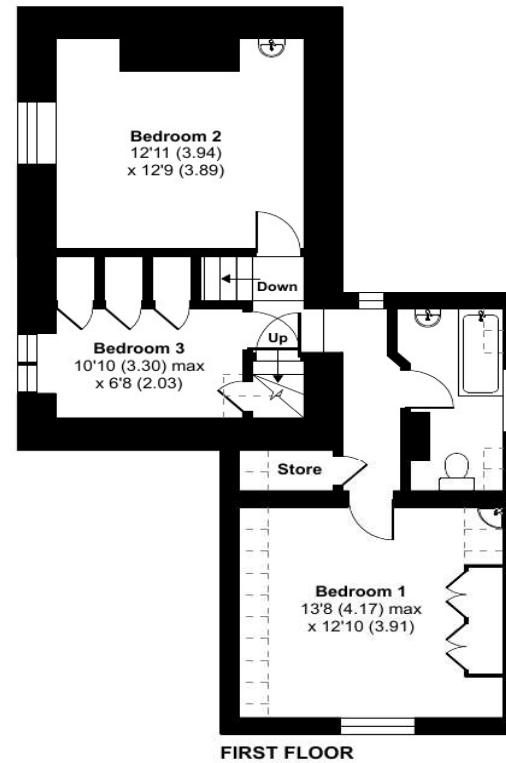
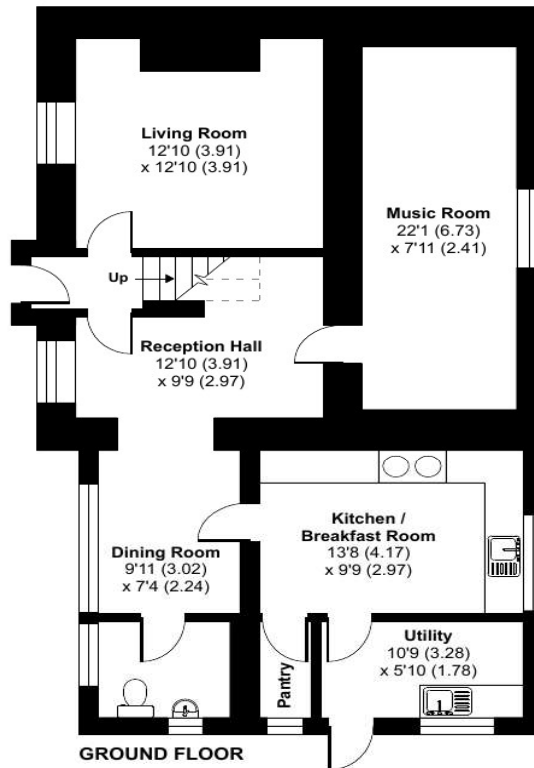
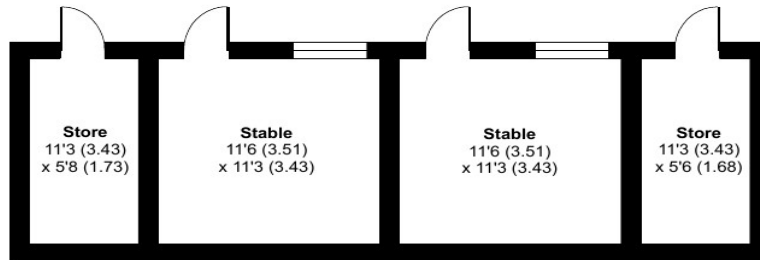
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Approximate Area = 1675 sq ft / 155.6 sq m
 Limited Use Area(s) = 190 sq ft / 17.6 sq m
 Outbuilding = 423 sq ft / 39.3 sq m
 Total = 2288 sq ft / 212.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Woolley & Wallis. REF: 1054596

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