



1 Bowden Hill, Lacock, SN15 2PW
Guide Price £500,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2
Receptions: 2

Nestled in a peaceful position with stunning views across the Wiltshire countryside, this beautiful four-bedroom period home in Lacock offers a rare combination of character, space and modern practicality.

The impressive 18-foot sitting room features high ceilings, attractive cornicing, a fireplace with gas supply and patio doors opening onto the garden. Spanning the full depth of the property, the spacious open-plan kitchen/dining room is fitted with a high-quality country-style kitchen, black limestone flooring with electric underfloor heating, a wood-burning stove and integrated appliances including a range cooker, fridge, freezer and dishwasher. A separate utility room and rear porch add further convenience.

Upstairs, four well-proportioned bedrooms are accessed from a bright landing with additional storage. The principal bedroom enjoys dual-aspect views, a walk-in wardrobe and an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom with bath and shower over, stone sink bowl and W.C.

The mature private gardens wrap around the side and rear of the property, providing a variety of sunny seating areas, a generous patio, extensive lawn and colourful herbaceous borders. Designed as a haven for both wildlife and keen gardeners, the outside space offers exceptional privacy and enjoyment throughout the seasons. To the rear, a driveway provides parking for several vehicles and leads to a detached garage with electric door, EV charging point, light and power.



Lacock is one of England's most picturesque and best-preserved villages, renowned for its historic character, strong community and connections to Lacock Abbey, William Henry Fox Talbot and major film productions including Harry Potter. Despite its rural charm, the village offers everyday amenities including a shop, bakery, tearooms, pubs, primary school and church. Surrounded by beautiful countryside with excellent walking and cycling routes, it is also well connected, with Chippenham providing mainline rail links to London, Bath and Bristol, and easy access to the A350 and M4.

Additional Information

Tenure: Freehold House

Council Tax Band: E

Current EPC Rating: D (67)

Potential EPC Rating: A (96)

Services:

Mains gas supply with radiator central heating.

Electric underfloor heating in the kitchen / dining room.

Double glazed windows throughout.

Mains drainage supply.

Mains electricity supply.

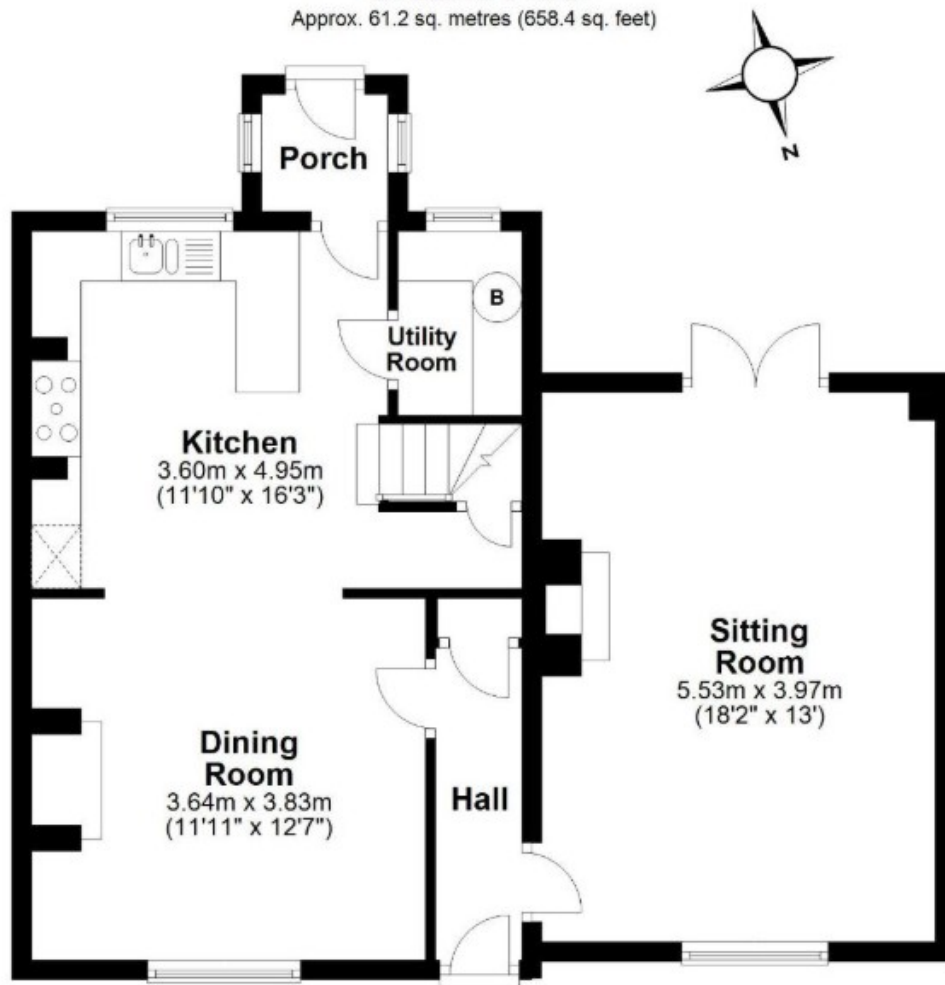
Mains water supply.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.



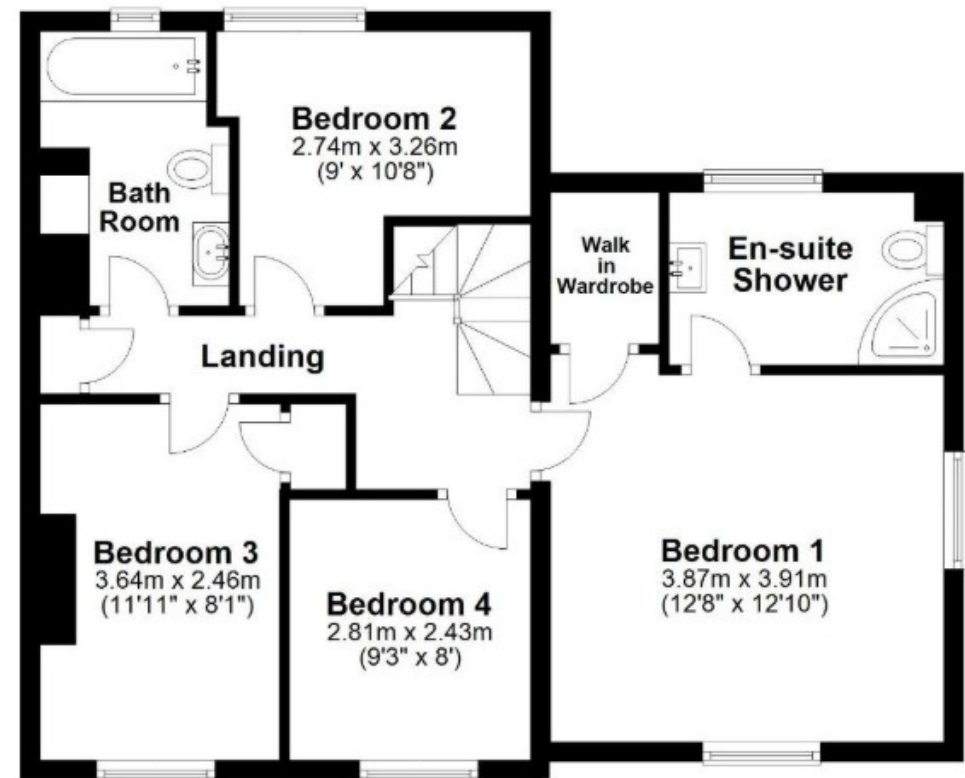
Ground Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



07377 668 568



info@danieljonesproperties.co.uk



www.danieljonesproperties.co.uk