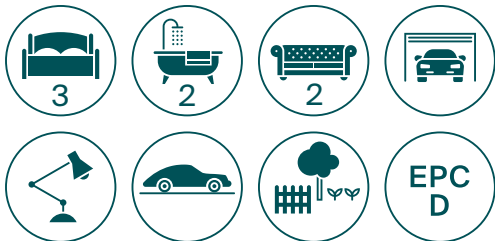




**West Combe Stables
Curricombe Farm, Tytherton Lucas
SN15**



A fantastic barn conversion with flexible lateral accommodation.



Chippenham 4 miles – Malmesbury 8 miles –
 Bath 15 miles – Marlborough 17 miles –
 M4 (J17) 5 miles – Chippenham station 4 miles
 (Bristol Temple Meads approx. 30 mins and
 London Paddington approx. 80 mins).
 (All distances and times are approximate)



Location

Tytherton Lucas is an extremely pretty North Wiltshire hamlet, surrounded by unspoilt countryside, with an active community.

Daily services are excellent with the local market town of Chippenham only 4 miles away offering good amenities and everyday shopping facilities including Waitrose supermarket, farm shops and a cinema.

Communications via road and rail links are excellent with Chippenham station providing regular intercity services to both London Paddington (approx. 80 minutes) and Bristol Temple Meads (approx. 30 minutes).

The M4 (JCT17) is approximately 5 miles to the north, providing easy access to London and the West Country.

The property

West Combe Stables is a delightful single storey barn conversion in 2006 to a high standard and features a flexible well-proportioned layout. The property is located in a quiet courtyard with two similar sized properties. The accommodation comprises reception entrance hallway, 19'ft sitting room, superb 26'ft kitchen / dining / family room ideal for modern day family living, three double bedrooms, the master with en-suite shower room, and a family bathroom. Externally there is an easily maintainable garden laid mainly to lawn with patio terrace, double garage and gravel driveway parking for numerous cars. The garage has currently been converted into a superb office / gym space with additional sauna.

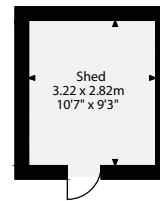
Directions (SN15 3RN)

From Junction 17 of the M4, take the exit signposted to Kington Langley. Continue through Kington Langley and take the first left signposted to Langley Burrell. Remain on this road, over the river and through Kellaways village. Continue along this road through the S-bend and after about ½ mile turn right signposted to Tytherton Lucas. West Combe Stables will be located on the left hand side through the arch way on the right hand side.

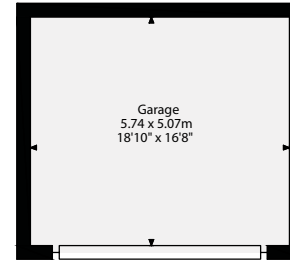


West Combe Stables

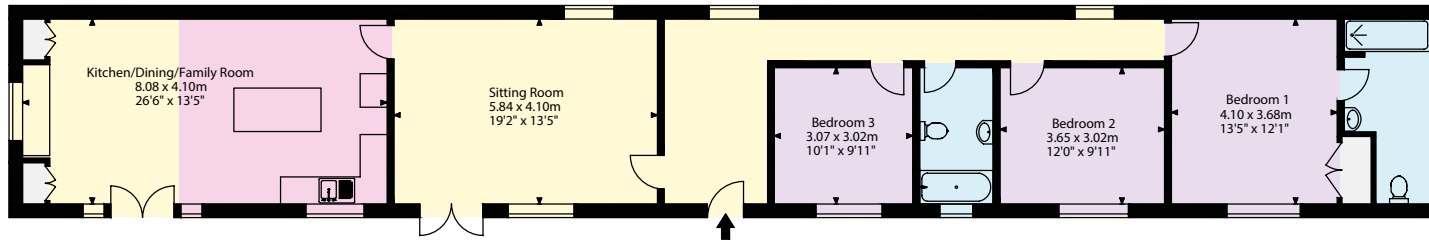
Approximate gross internal floor area
Main House = 161 sq m/1,741 sq ft



Outbuilding



Garage



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2019.

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