

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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7, Skillins,

Price Guide £725,000

An ideal family home (2125 sq ft), tucked away in a small cul-de-sac in this popular village.

4 double bedrooms, bathroom and en suite shower. Good sized sitting and dining rooms, study, kitchen/breakfast room, hall, cloakroom and part galleried landing. Enclosed rear garden, garage and driveway parking for three cars.



7, Skillins,

The Property

Built in 1997 and occupied by the current owners from new, they have greatly enjoyed bringing up their family in this well designed home, but are now ready to downsize. The house has been well maintained, with both bathrooms having been refitted, a water softener was added and they have had cavity wall insulation installed. The gas boiler has been replaced, together with re-carpeting and redecoration throughout. A particular feature is the vaulted dining room, which supplements the good size sitting room and study.

The Accommodation

The front door leads into a hall with coats cupboard, stairs to the first floor with a large cupboard under, and a cloakroom off. Double doors from the hall leads to the dual aspect and good sized sitting room. This overlooks the rear garden and has a fireplace with a gas 'coal-effect' fire. The study is an excellent vantage point, overlooking the driveway, while the dual aspect dining room has a log burner, an external door onto the terrace, and doors to both the hall and the dual aspect kitchen/breakfast room. This has a range of oak fronted units, a dual fuel Rangemaster cooker plus an integrated fridge, freezer and dishwasher. There is also a pantry, dresser unit and a tiled floor. On the first floor, there is a part galleried landing with three windows and three openings looking over the dining room. There is access to the part boarded loft with light, plus a deep walk-in storage cupboard, and a separate airing cupboard with the pressurised hot water cylinder. The dual aspect main bedroom has a country aspect, fitted wardrobes and a dressing table. The en suite shower has a large shower enclosure and a vanity basin. There are three further double bedrooms, and a family bathroom with a shower over the bath, and a vanity basin.

Outside

There is gravelled driveway parking to both sides of the house. The garage has power, light, the water softener and the boiler.

Adjoining the dining room is a lovely sheltered terrace offering complete privacy, plus a further seating area adjoining the sitting room. The majority of the garden is laid to lawn with mature borders and trees, and is enclosed by a mixture of fencing and stone walls. Behind the garage is a shed and log store. The house adjoins pastureland to the rear.

General

All mains connected. The Bosch gas boiler is in the garage. Council Tax band G - £3,514.05 payable for 2025/25. EPC rating band C - 70.

Location

Kington St Michael is a small, thriving and sustainable village 3 miles north of Chippenham and 9 miles south of Malmesbury. With approximately 700 inhabitants, the village has a community run shop, a primary school, a nursery and a pre-school. There is a popular pub, a village hall, social club, church and a recreation field. The village feeds into Chippenham for secondary schooling at Hardenhuish or Sheldon. Junction 17 of the M4 is some 3 miles distant providing access to Bath, Bristol, Swindon, Reading and London. Chippenham has trains to Paddington (75 mins) and the nearest airport is at Bristol.

Directions - SN14 6RL

From Malmesbury head south towards Chippenham on the A429. At M4 junction 17 proceed straight over onto the A350 dual carriageway before turning right at the traffic lights to Kington St Michael. Proceed down the hill into the village and the entrance to the property is about 500 yards on your right hand side.

