



Brook Farm Flat, Brook Farm, West Kington, Chippenham, SN14 7JQ

£925 pcm

A spacious and light one bedroom flat in beautiful location in the heart of the picturesque village of West Kington. Rent is inclusive of utilities (not council tax). Single occupancy only, sorry no pets.

01666 840 886 jamespyle.co.uk interested@jamespyle.co.uk

4 The Old School, High Street, Sherston SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08114953
VAT Reg No: 143054549



The Property

DESCRIPTION A lovely and light one bedroom apartment situated above stables in the stunning village of West Kingston. With plenty of original features, this first floor flat has a large open plan living room/kitchenet, one double bedroom and a bathroom. Perfect for single occupancy, the rent is inclusive of electricity, heating and water.

LOCATION the very pretty village of West Kingston is highly sought after due to its unique and peaceful setting off the beaten track yet superbly accessible to the M4 (Junction 18 10 minutes) and 20 minutes to the cultural city of Bath and a similar distance to the vibrant city of Bristol. Set in an unspoilt 'Area of Outstanding Natural Beauty' there is excellent walking on the doorstep with both bridleways and footpaths to explore. Nearby villages include the world famous Castle Combe, Acton Turville, Marshfield and Yatton Keynell offering a variety of shops, schools, public houses, café's and other facilities. There is an active Church within West Kingston at St Mary's Church and a community spirit amongst villagers. Trains from Bath and Chippenham provide regular services to London (105 minutes) whilst road networks give access to Reading, Swindon, London, Bristol and the M5 towards Cheltenham and Gloucester. Sporting pursuits include the world-famous Badminton Horse

Trials close by, golf at The Manor House at Castle Combe which also has a race circuit and horse racing at Bath and Cheltenham.

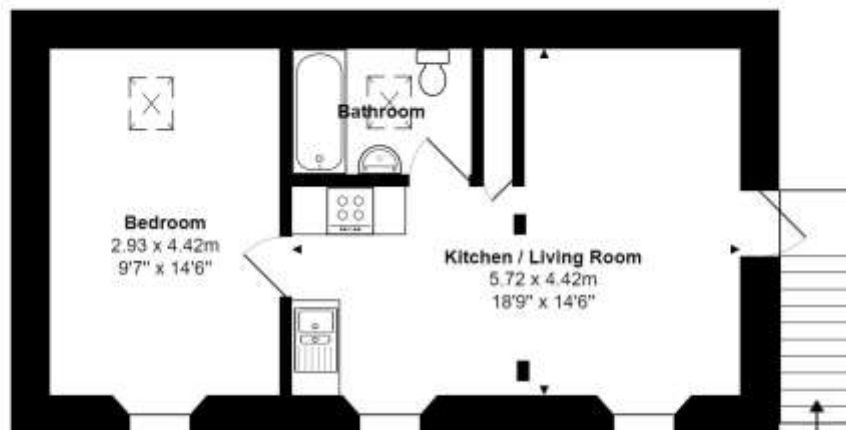
Directions

<https://w3w.co/thinking.measuring.solicitor> From the center of West Kingston, follow Wood Lane up the hill and take the right fork at the top. Brook Farm is a few hundred yards down the road on the road, opposite stables.

Local Authority
Wiltshire Council

Council Tax
A £1,554

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 38.9 m² ... 419 ft²

All measurements are approximate and for display purposes only