



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.

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James pyre.co.tuk interesteria@jamespyre.co.tuk 4 The Old School, High Strong, Shendoo SNi6 oLH James Pyle Lul training us James Pyle & Co. Registered in England & Wales No: 68484953 VAT Rog No: 140054549



The Property

DESCRIPTION A lovely and light one bedroom apartment situated above stables in the stunning village of West Kington. 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 Kington 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 Kington 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

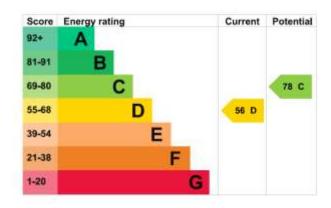
https://w3w.co/thinking.measuring.solicitor From the center of West Kington, follow Wood Lane up the hill and take the right fork at the top. Brook Farm is a few hundred yards down the road on the road, opposite stables.

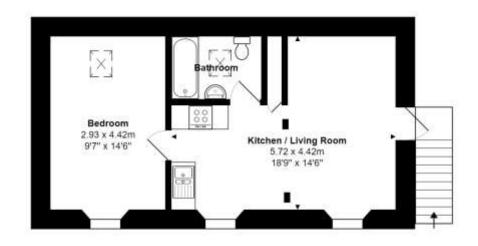
Local Authority

Wiltshire Council

Council Tax

A £1,554





Total Area: 38.9 m² ... 419 ft²

All measurements are approximate and for display purposes only

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.