



📍 4 The Orchard, Kington St. Michael, Chippenham, SN14 6JH

🔗 Offers In Excess Of £675,000

Rare to the market, and occupying a circa 0.45acre plot, is this wonderful three / four bedroom detached family home, offering spacious and flexible accommodation, and benefitting from a double garage, driveway and beautiful, expansive, wrap-around gardens. Offered with No Onward Chain.

- Rare to Market
- Circa 0.45 Acre Plot
- Three / Four Bedroom Detached Family Home
- Two / Three Reception Rooms
- Beautiful, Established, Fully Private Wrap-Around Gardens
- Lovely Views, Backing onto Agricultural Land
- Double Garage & Driveway
- Potential to Improve & Scope for Extension
- No Onward Chain
- Superbly Positioned at Head of Small Cul-De-Sac

🏠 Freehold

🏠 EPC Rating D



Rare to the market, is this unique three / four bedroom detached family home, which has been within the current family's ownership for over 40 years. It is superbly positioned at the head of a quiet cul-de-sac, in the highly sought after Kington St Michael, and occupies a circa 0.45 acre plot. Whilst the outside space is the stand out feature, the property itself offers both spacious and flexible accommodation, making it the perfect home to fit the demands of modern family life, whilst also offering potential to further improve, or scope for extension. Offered with No Onward Chain.

The internal living arrangements can be found over two levels, and briefly comprises; storm porch, entrance vestibule, with integral access to the double garage, entrance hall, cloakroom, dual-aspect sitting room with French doors to the side patio area, kitchen / breakfast room, utility room, dining room, and study / downstairs bedroom, on the ground floor. There are three double bedrooms on the first floor, all of which benefit from either fitted or built-in wardrobes, and one of which benefits from a shower and basin. Finally, the family bathroom completes the internal accommodation.

Externally the property offers beautiful, established and fully private wrap-around gardens, which are well stocked with various flowers, shrubs, bushes and trees. The elevated position of the plot, provides far reaching scenic views over the neighbouring agricultural land. There is also the aforementioned double garage, and driveway parking for multiple vehicles.

Situation

Kington St Michael is a popular village which has local amenities including an 'outstanding' primary school, public house, village shop, a church, and a recreation field with playground. The village also offers many active community groups. A more comprehensive range of amenities can be found in nearby Chippenham, which is served by a number of supermarkets, including Marks & Spencer's Simply Food and Little Waitrose (a main store can be found in nearby Malmesbury). Chippenham Railway Station, offering a fast service to London Paddington and Bristol Temple Meads, is approximately 3 miles from the property as is junction 17 of the M4 motorway, offering excellent motor commuting to the larger centres of Bath, Bristol, London and Swindon. The property is within the catchment for two of the Country's top performing secondary schools, with a local school bus service available. In addition, a popular nursery is located in the Village Hall.

Property Information

Council Tax Band: F

Freehold

Mains Gas, Water, Electricity & Drainage

Gas Fired Central Heating

EPC Rating; D

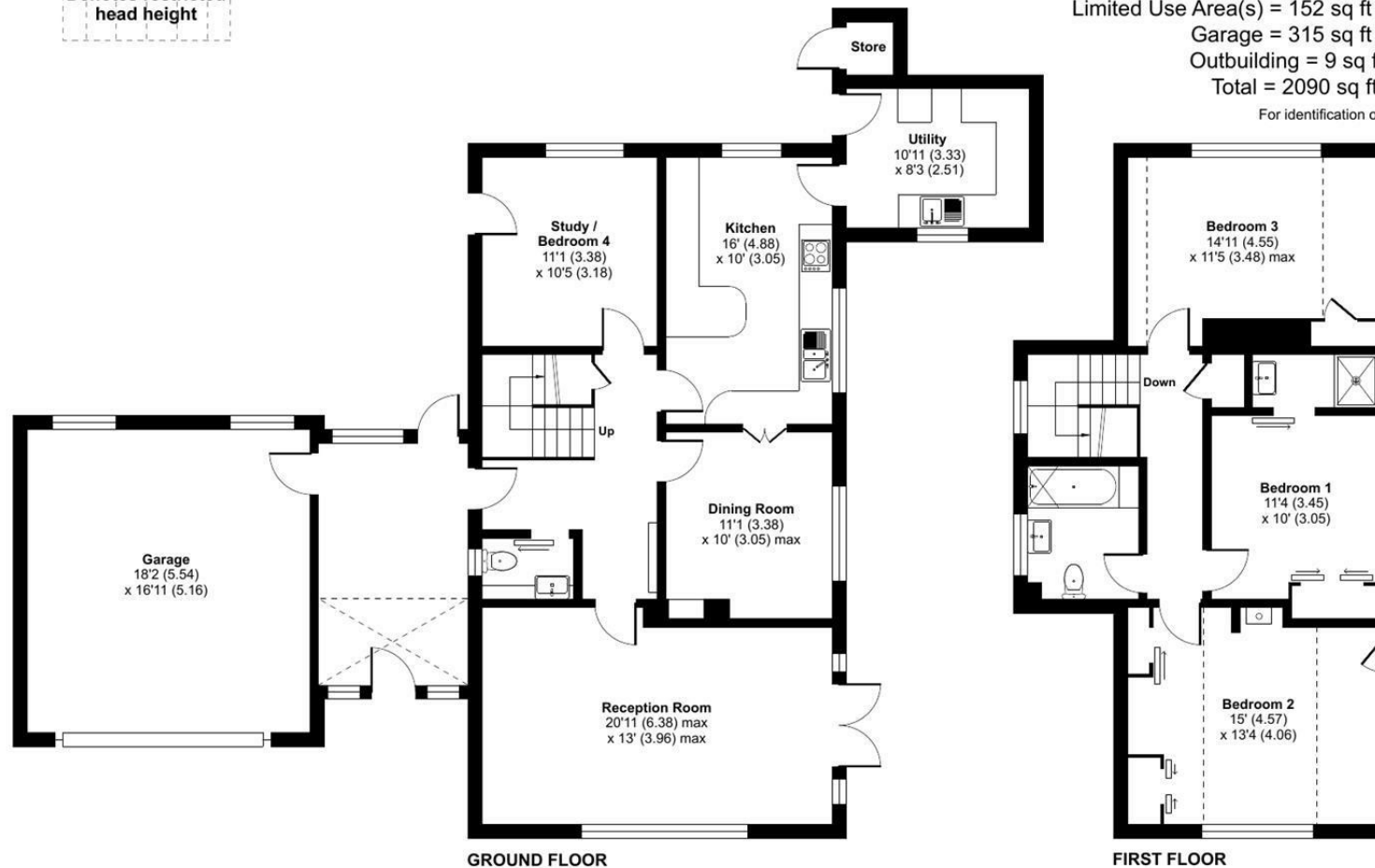


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Denotes restricted head height

Approximate Area = 1614 sq ft / 149.9 sq m
 Limited Use Area(s) = 152 sq ft / 14.1 sq m
 Garage = 315 sq ft / 29.2 sq m
 Outbuilding = 9 sq ft / 0.8 sq m
 Total = 2090 sq ft / 194 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1136518

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