



67 & 68 Kington St. Michael, Chippenham, SN14 6JE

NO ONWARD CHAIN. A substantial Grade II listed five bedroom former farmhouse situated in the hearth of this sought after village offered for sale with **NO ONWARD CHAIN**. Believed to over 350 years old the property retains a wealth of character with a wealth of exposed beams, inglenook fireplace and a well. Originally two individual cottages the property has versatile accommodation arranged over three floors totalling in excess of 2300 sq ft. Currently the accommodation is arranged to offer a two reception rooms, a large garden room, kitchen/breakfast room, five bedrooms with the master having an en-suite bathroom and a further family bathroom. It is need of updating and offers the opportunity for any would be purchaser to adapt the property to their own needs. The property also benefits from a large south west facing rear with a substantial outbuilding which could provide a wide range of uses and a long driveway providing ample off road parking leading to the garden. The property is offered for sale by informal tender.

Situation

The cottage is pleasantly situated in the heart of the sought after village of Kington St Michael, which lies north of the market town of Chippenham. Kington St Michael is a small, thriving village with a community feel. There are a number of amenities to include a primary school, The Jolly Huntsman B&B, Social Club, Kington Cafe and St Michael & All Angels parish church. Further details about the village can be found on the village website - <https://www.kingtonstmichael.com>

The nearby market town of Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, secondary schooling, town centre with independent and chain retailers, cinema, leisure centre and out of town shopping, as well as a range of other amenities. The picturesque town of Malmesbury is approximately 15 minutes drive away and offers a bustling High Street with a mix of independent and chain retailers, highly regarded schooling and a leisure centre.

Transport

The position of the village makes for excellent road and rail transport links. Chippenham railway station is c.3 miles away providing regular services to London Paddington in approximately 70 minutes, Bristol Temple Meads in 28 minutes and Bath Spa in 15 minutes. The M4 junction 17 is c.3 miles away providing easy access to Bristol and the West Country and also to Swindon, Reading and London. Bristol airport is only c.34 miles away (approximately 1hr) to the west, while Heathrow is c.82 miles away (approximately 1hr 20mins) to the east.

The Property

Originally two individual cottages and later converted into this Grade II Listed, substantial five bedroom semi-detached former farmhouse is believed to date back to the 17th Century be over 350 years old (data taken from British Listed Buildings website). The property retains some period features such as exposed beams and inglenook fireplace. The spacious accommodation is arranged over three floors and in need of renovation to return it to it's former glory. There is a separate outbuilding which offers scope for an annex or holiday let.

Grounds & Outhouse

The large south-westerly facing garden offering many areas of interest and being planted with mature trees and shrubs. The garden can be accessed via a large driveway to the side of the property, which provides off road parking. The outhouse offers potential for conversion, it could potentially be used as a annex (subject to relevant planning consents) or a studio. It currently comprises of three rooms and a large walk-in storage cupboard.

Directions

Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kington St Michael. Continue into the village, past the Jolly Huntsman and Kington Cafe and the property will be found shortly afterwards on the left hand side.

Services

Mains gas, electricity and drainage.
Gas fired central heating
EPC Exempt due to Grade II Listing.

Method of Sale

We are inviting offers for this property by Informal Tender to be submitted to us by no later than 12pm, Friday 31st October 2025. The appropriate form can be requested by calling us on 01249 444449 or email info@goodmanwb.co.uk.

The vendor reserves the right not to accept the highest or any tender(s) received and the right to accept an offer prior to the tender date.

GOODMAN WARREN BECK

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Price Guide £700,000

Ground Floor

The entrance hall leads to the Kitchen/dining room with walk-in pantry, conservatory and sitting room. The sitting room has a period cast iron stove set in an inglenook fireplace and parquet flooring. There is a further reception room with another inglenook fireplace and parquet flooring. There is a handy downstairs WC.

First Floor

There are three bedrooms on this floor, the master has ensuite and there is an additional bathroom. The character features extend to the first floor with exposed beams.

Second Floor

The second floor has two additional rooms, both with vaulted ceilings.

Accommodation Summary

Ground Floor

Entrance Hall
Kitchen/Dining Room
Sitting Room
Second Reception Room
Conservatory
Rear Lobby
Cloakroom

First Floor

Bedroom One with Ensuite
Two further bedrooms
Bathroom

Second Floor

A further two bedrooms

67 68 Kington St. Michael
Approximate Gross Internal Area = 215.3 sq m / 2317 sq ft
Outbuildings = 49.3 sq m / 531 sq ft
Total = 264.6 sq m / 2848 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1244215)

Council Tax Band: E

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)