





A unique opportunity within the highly desirable village of Kington Langley. Honeysuckle Cottage is a three bedroom semi-detached family home offering bags of potential and much flexibility for the potential purchaser. In addition to the driveway and parking to the front there is a substantial 33' professionals garage to rear with a 32' room above, a detached 35' timber workshop, a range of other outbuildings and stores plus a former picnic area and car park totalling about one and a half acres. For all enquiries and to book an appointment to view please call our office. NO ONWARD CHAIN.

#### Situation - Chippenham

Honeysuckle Cottage is situated in a convenient position on Plough Lane just off the A350 dual carriageway on the edge of the attractive and popular village of Kington Langley. Kington Langley itself is an unspoilt village in a Conservation Area with a large open common, a church, and a well-regarded primary school. Chippenham is the nearest centre and provides essential shops and services whilst more specialist shopping is found in both Bath and Bristol. Communications are excellent with easy access to the M4 motorway (Junction 17) providing links both to the M5 towards Bristol and along the M4 corridor towards London. There are also regular train services running from Chippenham to London Paddington, taking approximately an hour. Bristol and Heathrow airports are also both within easy reach. Recreational facilities include golf at Bowood and Castle Combe as well as the nearby Chippenham Golf Club, Motor Racing at the Castle Combe Circuit, sailing at the Cotswold Water Park, walking at Westonbirt Arboretum, a leisure centre in Chippenham and theatres in Bath, Bristol and Swindon.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

##### Entrance Hall

With window to front and door to side, doors to cloakroom & inner hallway, radiator, tiled flooring.

##### Cloakroom

With window to front, two piece suite comprising; low level w/c and wash hand basin, tiled floor.

##### Inner Hallway

With door from the entrance hall, doors to bedroom and sitting room.

##### Bedroom 3.28m x 3.25m max (10'9" x 10'8" max)

An 'L' shaped room with window to front, radiator.

##### Sitting Room 6.63m x 4.09m (21'9" x 13'5")

With two internal windows and door to the kitchen / dining room, door to stairs which lead to the first floor landing, door to the inner hallway, two radiators.

##### Kitchen / Dining Room

With windows to side and rear, internal windows and door to the sitting room, double doors to rear garden, kitchen offering a double ceramic sink, space for oven & hob, space and plumbing for automatic washing machine, space for fridge freezer, wall mounted gas fired combination boiler, two radiators.

#### First Floor

##### Landing

With stairs rising from the sitting room, doors to...

##### Bedroom 3.33m x 3.33m (10'11" x 10'11")

With window to front, radiator.

##### Bedroom 3.28m x 2.95m (10'9" x 9'8")

With window to rear, radiator.

##### Office 2.39m x 1.68m (7'10" x 5'6")

##### Shower Room

With window to rear, shower cubicle, pedestal wash hand basin & low level w/c, chrome fittings, part tiling, radiator.

#### Externally

##### Front Garden & Driveway

The property is approached and fully laid to a large gravel driveway offering ample off road parking for several vehicles, double gates lead to further parking on the side of the cottage and to the outbuildings.

##### Detached Garage with Room Above 10.06m x 5.49m (33' x 18')

A substantial professionals garage built to a high specification in 2008 with high ceilings, upvc double glazed windows to both sides, upvc double glazed French door to front and rear, large double opening doors to front, power and light, stairs lead to the first floor room 32'10" x 11'6" with upvc double glazed windows to front & rear.

##### "The Shack" Timber Workshop 10.72m x 2.82m (35'2" x 9'3")

A large timber workshop with double doors and window to front, power & light.

#### Rear Garden & Buildings

The rear garden is laid to gravel and is fence & hedge enclosed. There are a host of other outbuildings, storage containers and a wood store. A five bar gate leads to the former picnic area land situated to the rear of the property.

#### Former Picnic Area (Leasehold)

The former picnic area was sold to the owners on a 999 year lease in July 2001 by Wiltshire Council for garden ground, agriculture & planting. The land extends to about one and a half acres. A copy of the lease is available to purchasers.

#### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

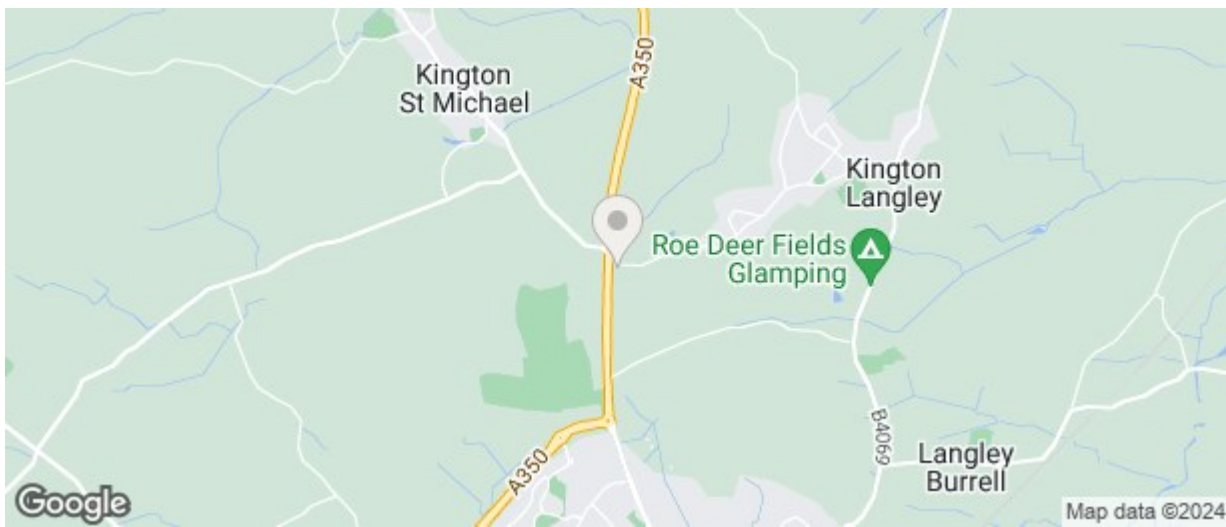
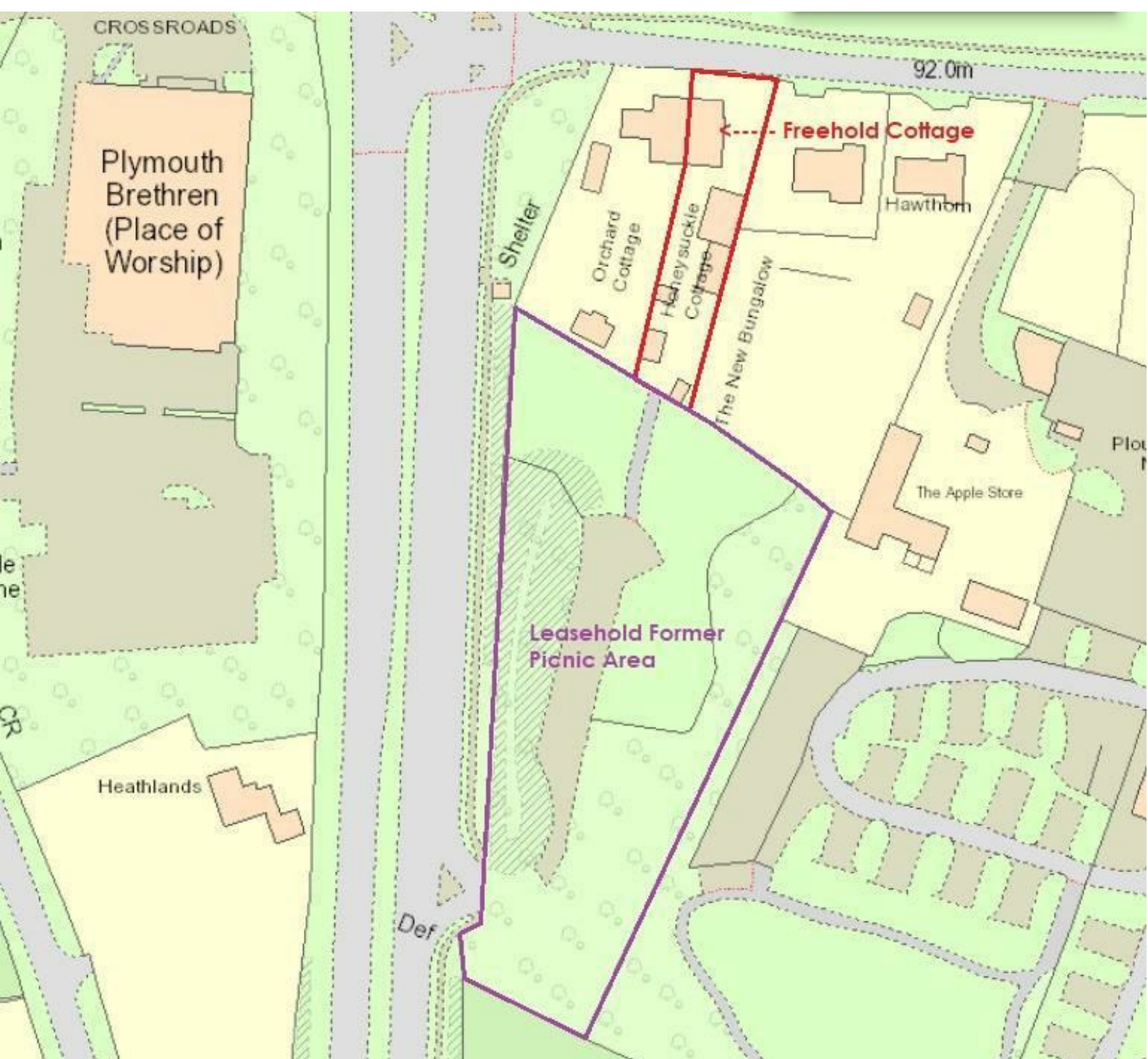
Tenure - Freehold House with a Leasehold Former Picnic Area - Ground Rent - £1 per year Length of Lease - 999 years from 2001











Energy Efficiency Rating										
Current	Potential									
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84										
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<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>										
<b>England &amp; Wales</b> EU Directive 2002/91/EC										
Environmental Impact (CO <sub>2</sub> ) Rating										
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing