



A unique four bedroom detached family home set within generous gardens in the highly desirable village of Kington St. Michael. The well proportioned accommodation briefly comprises; entrance porch, stunning entrance hall with vaulted stairwell, downstairs cloakroom, sitting room, dining room, kitchen breakfast room, utility room, fourth bedroom and rear lobby to the ground floor. The first floor provides a spacious study/landing, master bedroom with vanity cupboard and fitted wardrobes, two further double bedrooms with fitted wardrobes and family bathroom. Externally there are delightful gardens to front and rear featuring a mature selection of flowers, shrubs and trees, detached double garage and a long gravel drive offering ample parking for several vehicles. An internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Kington St Michael

Kington St Michael is a popular village which has local amenities to include primary school (recently awarded Outstanding by Ofsted), thriving public house, community run village shop, café and a church. The village also offers many active community groups. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Porch

With double glazed composite door to side and upvc double glazed window to front, part glazed winter door to entrance hall, lighting, tiled flooring.

Entrance Hall

With a part glazed winter door to the entrance porch, doors to sitting room, dining room, fourth bedroom, kitchen/breakfast room, utility room, rear lobby and cloakroom, galleried stairs to first floor landing, radiator, parquet flooring.

Sitting Room 5.08m x 3.61m (16'8" x 11'10")

With three double glazed windows to front, door to entrance hall, feature open fireplace, radiator, wall lights, carpeted flooring.

Dining Room 3.43m x 3.00m (11'3" x 9'10")

Dual aspect with three double glazed windows to side and rear, door to entrance hall, radiator, parquet flooring.

Fourth Bedroom / Study 3.63m x 3.53m (11'11" x 11'7")

With two double glazed windows to front, door to entrance hall, parquet flooring.

Kitchen / Breakfast Room 5.16m x 2.97m (16'11" x 9'9")

With two double glazed windows to rear, doors to entrance hall and rear garden, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to work surfaces, space and plumbing for; automatic washing machine, tumble dryer with cooker hood over, water softener, radiator, tiled flooring.

Utility Room 3.48m x 2.62m (11'5" x 8'7")

With double glazed window to side, doors to entrance hall and to a cupboard housing the gas fired combination boiler, fitted with a range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, space and plumbing for; automatic washing machine, tumble dryer and fridge/freezer, tiled flooring.

Rear Lobby

With door from the entrance hall, handy space for coats & shoes, further door to side garden.

First Floor

Galleried Landing & Study Area

With upvc double glazed window to side, access to loft space, original wood flooring. Doors to...

Master Bedroom 5.03m x 3.07m (16'6" x 10'1")

With upvc double glazed window to rear, radiator, built-in vanity cupboard with wash hand basin, three built in wardrobes, original wood flooring.

Second Bedroom 3.71m x 3.23m (12'2" x 10'7")

With upvc double glazed window to front, radiator, three built in wardrobes, original wood flooring.

Third Bedroom 3.33m x 3.18m (10'11" x 10'5")

With upvc double glazed window to side, radiator, three built in wardrobes, original wood flooring.

Family Bathroom

With obscure upvc double glazed window to front, fitted with a three piece white suite comprising bath with central taps, shower cubicle and pedestal wash hand basin, all with chrome fittings, part tiling, chrome heated towel rail, separate low level w/c next door with upvc double glazed window to side and access to eaves storage.

Externally

Delightful Gardens

The front and rear gardens are fence enclosed and mainly level with patio and lawns areas, a mature selection of flowers, shrubs and trees, side plot laid to gravel with access to the front garden, gated access to the gravel drive.

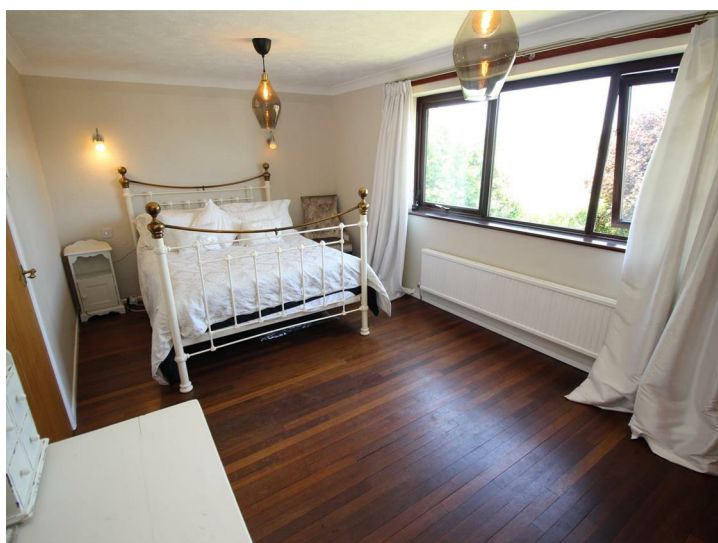
Double Garage & Driveway 5.56m x 4.95m (18'3" x 16'3")

A detached double garage with three windows to rear, personnel door to side, electric up and over double door to front, power and light. The driveway is laid to gravel and offers ample off road parking for several vehicles with scope for more if required.

Property Information

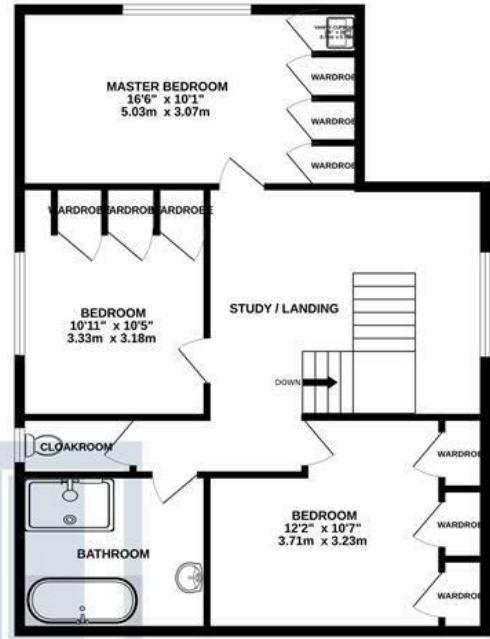
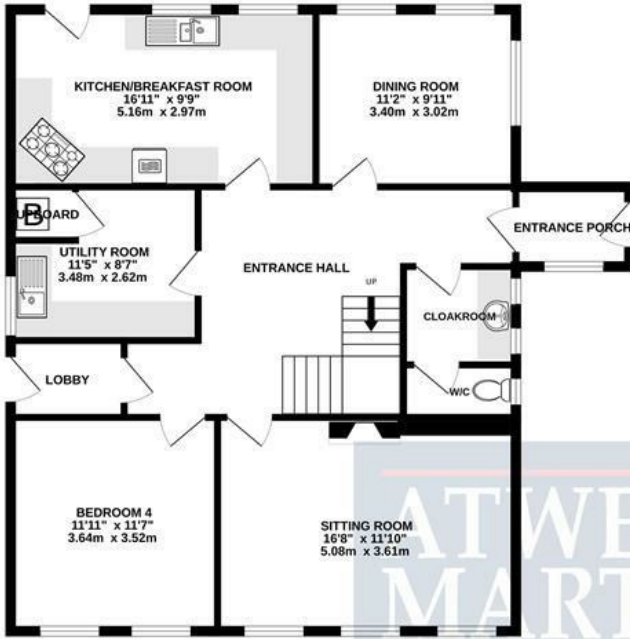
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating





GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



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DETACHED DOUBLE GARAGE
296 sq.ft. (27.5 sq.m.) approx.



OAKENTOR KINGTON ST MICHAEL WILTSHIRE SN14 6JF

TOTAL FLOOR AREA : 1808sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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