



Well-presented semi-detached house with flexible accommodation | Wonderful countryside position with glorious leafy views at front and rear | Generous private gated driveway leading to detached double garage | Lovely level and family-friendly garden to the side and rear | Convenient location close to the train station and amenities in Chippenham, Corsham, & the M4 corridor | Four well-proportioned bedrooms | Pleasant dual-aspect sitting room with patio doors | Sizeable kitchen / dining room overlooking rear garden | Further potential to extend and add value (subject to any necessary consents)

#### 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.

#### Entrance

Sash or Upvc double glazed windows to front side rear, part glazed double glazed door, lighting, flooring, mat well, radiator.

#### Entrance Porch

Upvc double glazed door to front.

#### Entrance Hall

Door to front, doors to lounge, kitchen/dining room and bedroom, stairs to first floor landing, under stairs cupboard, oak flooring.

#### Lounge 5.46m x 3.35m (17'11" x 11'00")

Upvc double glazed window to front, Upvc double glazed french doors to rear, living flame gas fire place with tiled hearth, stone back with mantle and surround, door to hallway, radiator, oak flooring.

#### Kitchen 4.39m x 3.35m (14'05" x 11'00")

Upvc double glazed window to rear, door to entrance hall, fitted kitchen offering a matching range of wall and base units, one and a half bowl sink inset to work surfaces, space for oven cooker hood, space and plumbing for automatic washing machine, dishwasher and fridge freezer, radiator, oak flooring.

#### Bedroom Four 4.14m x 2.44m (13'07" x 8'00")

Upvc double glazed window to rear, radiator.

#### Landing

Upvc double glazed window to front, airing cupboard with shelving, access to roof void.

#### Bedroom One 4.06m x 3.40m (13'04" x 11'02")

Upvc double glazed window to rear, radiator, built in cupboard.

#### Bedroom Two 3.35m x 2.82m (11'00" x 9'03")

Upvc double glazed window to rear, radiator, built in cupboard housing boiler.

#### Bedroom Three 2.57m x 2.44m (8'05" x 8'00")

Upvc double glazed window to front, radiator.

#### Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, heated towel rail, tiled floor.

#### Front

Large enclosed established front garden mainly laid to lawn with driveway offering parking for a number of cars and access to front and side of the property.

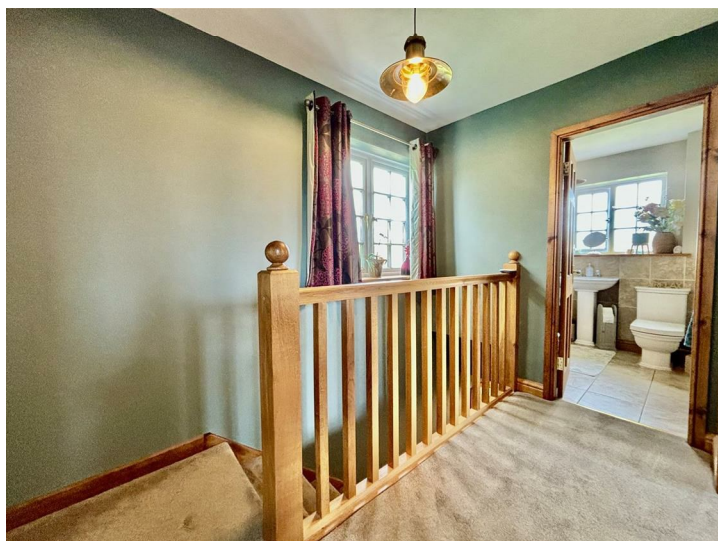
#### Double Garage 5.18m x 5.08m (17'00" x 16'08")

Two up and over doors to front with one being electric, power and light, door to side.

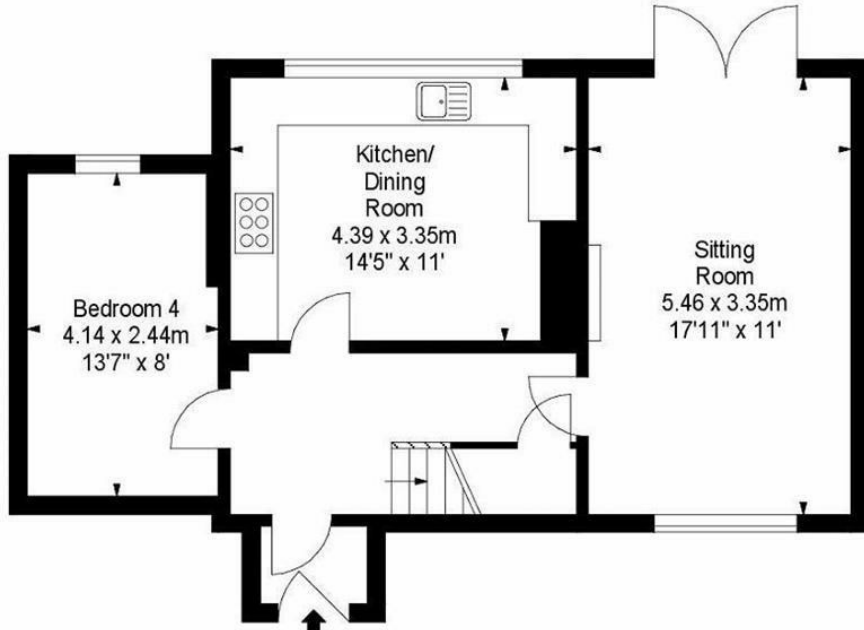
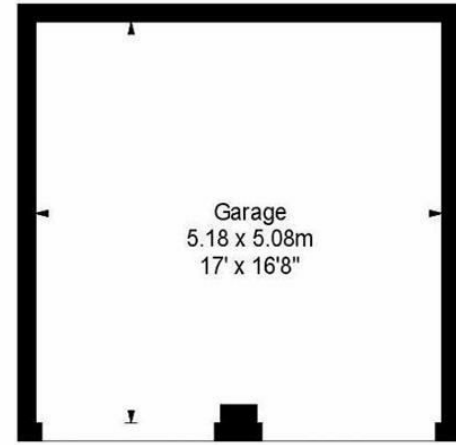
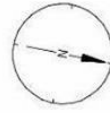
#### Side and Rear Garden

Large enclosed garden with scope to extend (subject to planning) laid to lawn with patio area and backing onto open fields.

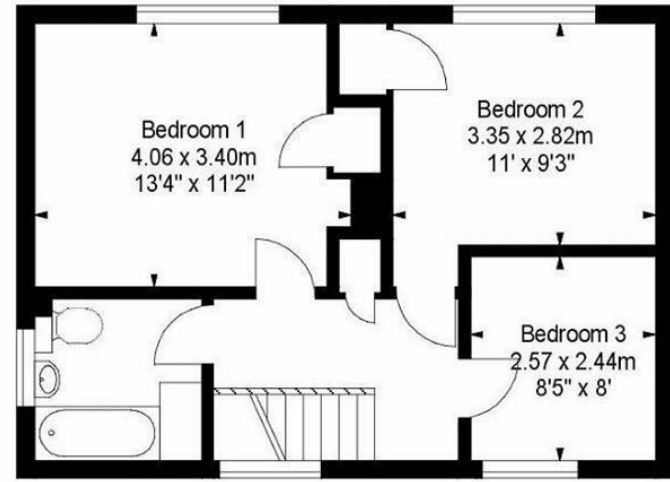




**Approx. Gross Internal House Area \***  
 100.42 M<sup>2</sup> - 1081 Ft<sup>2</sup>  
**Approx. Gross Garage Area \***  
 26.48 M<sup>2</sup> - 285 Ft<sup>2</sup>  
**Approx. Gross Total Area \***  
 126.90 M<sup>2</sup> - 1366 Ft<sup>2</sup>



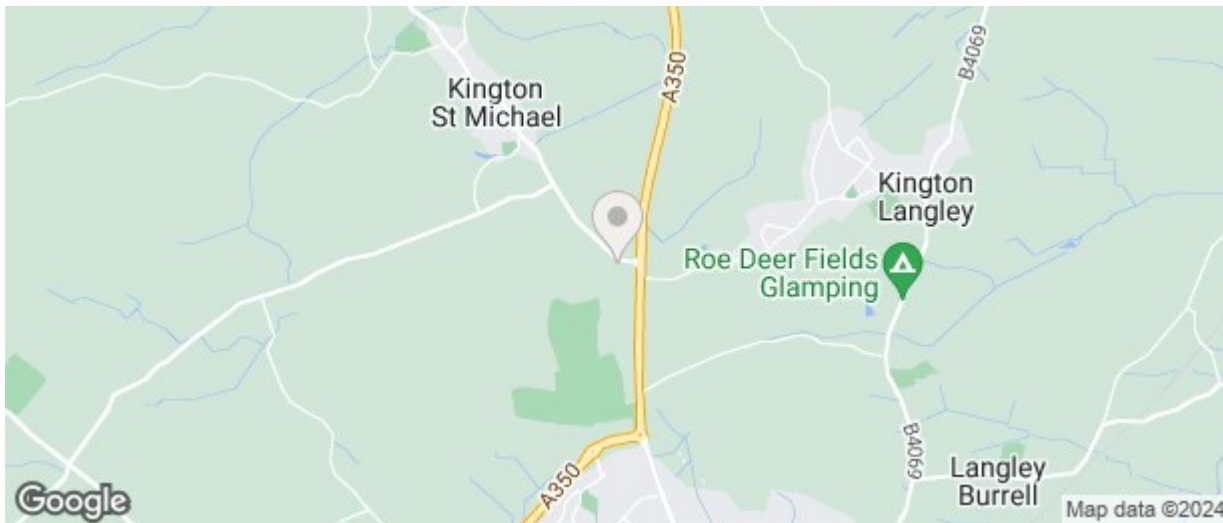
**Ground Floor**



**First Floor**

**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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