



Nestled in the charming village of Kington St Michael, this delightful detached house offers a perfect blend of comfort and flexibility. Located in a peaceful cul-de-sac, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen and light-filled lounge create an inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The residence features three generously sized bedrooms with built-in cupboards, hanging and shelving, ensuring plenty of room for family or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this home is its beautifully maintained large garden, which is a true haven for gardening enthusiasts. The mature fruit trees, planting and vegetable patch offer a wonderful opportunity to cultivate your own produce, while the outdoor space is perfect for enjoying sunny days or hosting barbecues.

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 is within easy access of Junction 17 of the M4 and has local amenities to include primary school (recently awarded Outstanding by Ofsted), public house, community run village shop, café and a church. The village also offers many active community groups, a sports field and children's play area. A regular bus service runs from the village. 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 benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is a regular main line rail service from Chippenham station to London (Paddington) and the west country.

Property Information

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

Wiltshire Council Tax - Band F

Tenure - Freehold

Owned Solar EV Panels, ask agent for details regarding the tariff.







Ground Floor



First Floor



Approximate total area⁽¹⁾

1855 ft²
172.4 m²

Reduced headroom

36 ft²
3.3 m²

(1) Excluding balconies and terraces

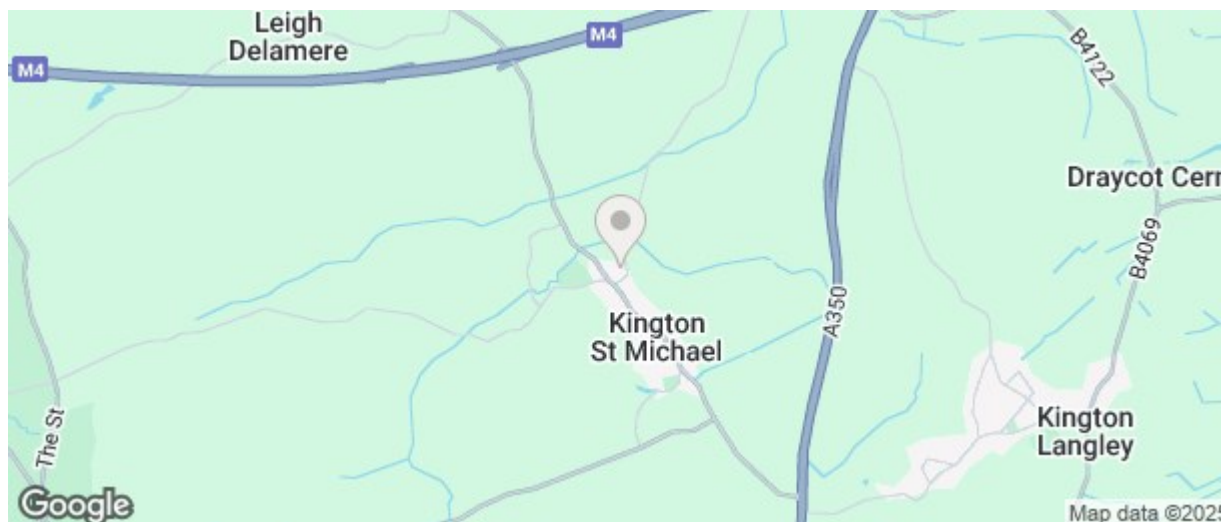
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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