



Overdale, 8 Upper Common, Kington Langley, Chippenham, Wiltshire, SN15 5PG

Natural stone detached period house
 Large wraparound gardens backing onto
 countryside
 4 bedrooms, 2 bathrooms
 Generous 5 reception rooms
 Kitchen/breakfast room and separate
 utility room
 Extensive garaging and parking
 Lovely views over the fields



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £1,295,000

Approximately 2,332 sq ft

‘Surrounded by 0.32 acres of gardens, a beautiful natural stone detached house with lovely views over fields. Extensive garaging and parking.’

The Property

Overdale is a beautiful, detached natural stone period house positioned centrally within 0.32 acres of lovely gardens. The property is located in the centre of the picturesque village of Kington Langley within walking distance to the popular primary school. Originally two cottages now one, Overdale has been extended and updated to create in all a truly delightful family home. The excellent accommodation flows from room to room superbly and extends in all to a spacious 2,332 sq.ft over two floors. The generous ground floor layout incorporates five reception rooms alongside a 21ft kitchen/breakfast room which enjoys wonderful views over the adjoining countryside. Other notable rooms include the magnificent entrance hall with galleried staircase and double doors connecting to the principal living room which has a traditional stone fireplace with wood-burner. Completing the ground floor there is a downstairs WC and utility room with side access. On the first floor there are four good-sized bedrooms. The main family

bathroom is well-equipped with a separate bath and large walk-in shower, whilst the principal bedroom suite enjoys a stylish en-suite shower room alongside a dressing area with fitted wardrobes. The accommodation is beautifully presented throughout whilst retaining period features including exposed timber beams, exposed stone wall and stone mullion windows.

Overdale has the benefit of both a front driveway and rear driveway both leading up to separate garages, providing a large amount of private off-road parking. The front double garage has electricity and power as does the rear garage which also has a useful attached workshop area. The gardens wraparound the property backing onto farmland. Laid predominately to lawn, the gardens are bound by hedging and fencing with a semi-circle seating terrace arranged off the rear patio doors.

Situation

Kington Langley is an excellent North Wiltshire



village situated close to the town of Chippenham with a picturesque village centre of open common land. This popular village is favoured for its great sense of community and has amenities such as a C of E primary school, parish church, a pop-up café at Church Farm, playing fields and an active village hall. There are many clubs on offer including tennis, croquet and wine. The large town of Chippenham has various facilities, retail parks, a leisure centre and popular secondary schooling options. Nearby towns also include Malmesbury with its wide range of amenities and excellent schools plus a Waitrose, and Corsham (circa 7 miles), a charming North Wiltshire town with an excellent range of facilities including many specialist shops and cafes. The attractive high street has been used in various film productions such as Poldark. Chippenham mainline railway station has regular services to London (Paddington c.75 minutes). There is also convenient easy access to the M4 with junction 17 located only a 5 minute drive away for further travel to Bristol, Bath, Swindon, London and Wales.

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within a conservation area. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

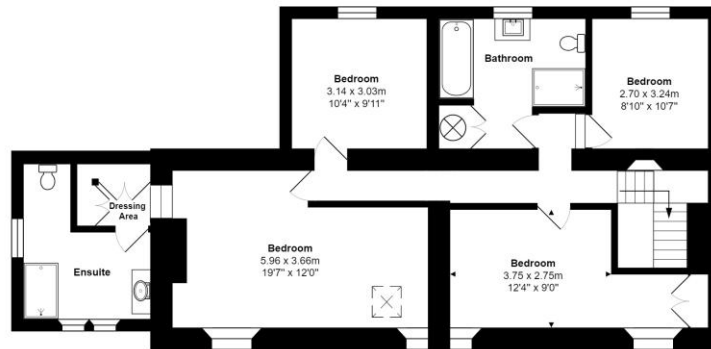
Directions

From the M4 (Junction 17) head south on the A350 towards Chippenham. at the first traffic lights, turn left into Plough Lane and follow the road into Kington Langley village to locate the property on the left-hand side just before the turning to Parkers Lane.

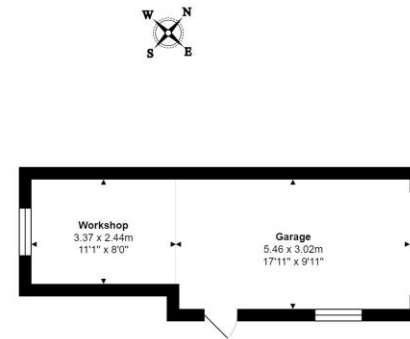
Postcode SN15 5PG

What3Words ///autumn.cabinets.union





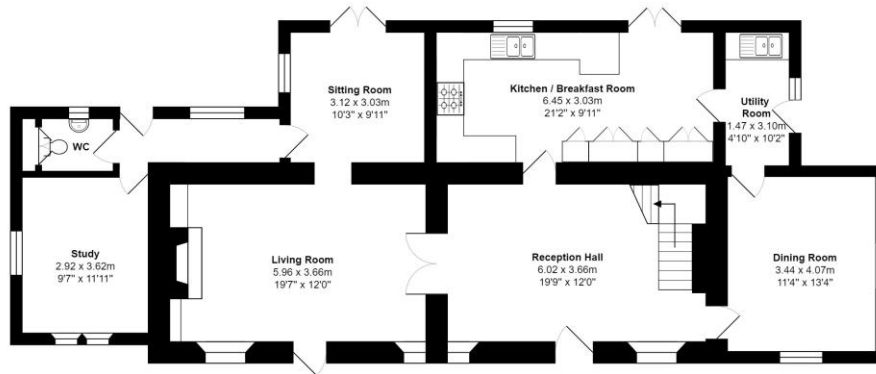
First Floor



House Area: 216.6 m.sq ... 2332 sq.ft

Total Area: 271.2 m² ... 2919 ft²

All measurements are approximate and for display purposes only



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577