

The Cottage, 9 Silver Street, Kington Langley, Chippenham, Wiltshire, SN15 5NU

Detached period cottage
Well-presented character accommodation
2 double bedrooms
2 bathrooms
Kitchen open to the dining room
Sitting room with multi-fuel burner
Sunny low-maintenance garden
Garage and off-street parking
Discreet tucked away position



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £340,000

Approximately 752 sq.ft excluding garage

‘Tucked away down a private gated drive, this characterful detached cottage is very charming throughout with the benefit of a southerly garden, garage and parking’

The Property

This charming detached period cottage is tucked away in a private position within the desirable village of Kington Langley. Dating back to 1840, this cosy characterful home is very well-presented throughout and has the great advantage of private off-street parking and a garage. Internally, the accommodation is arranged over two floors extending to around 752 sq.ft. The cottage is discreetly positioned along Silver Street which is a no-through lane and benefits from easy access onto footpaths and bridleways close by to explore the surrounding countryside.

The ground floor layout includes a traditional sitting room with engineered oak flooring, a multi-fuel burner and an exposed beamed ceiling. The modern fitted kitchen is open plan to the dining room which has a high ceiling and sliding doors to the rear. The kitchen is equipped with a dishwasher, oven, gas hob and Belfast sink. There is a ground floor shower room with a useful cupboard housing a washing machine. Upstairs, there are two double bedrooms and a bathroom.

Externally, the cottage enjoys a sunny southerly

garden with a great degree of privacy and is easy to maintain. Set down a private gated driveway owned by the neighbouring property, the cottage has private off-street parking for two cars beneath a carport and beside the detached garage which benefits from power. There is eaves storage over the garage and a further oak-built storage area adjoining the rear of the garage.

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 gas combi-boiler was installed in 2024 and there is a water softener. The property is located within a conservation area. The property has a right of way across a neighbours drive for access. Superfast 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 C.

Directions

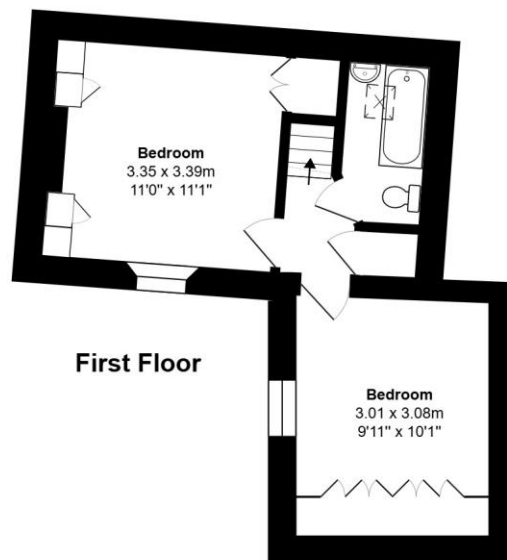
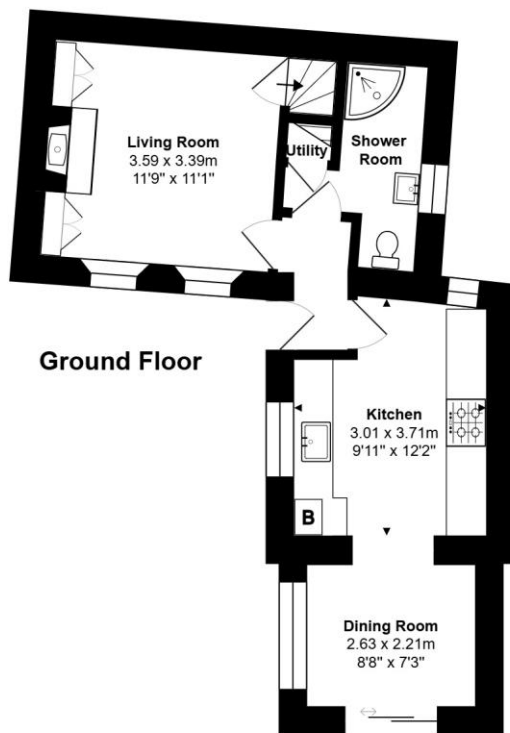
From Junction 17 of the M4 follow B4122 Sutton Benger sign off the roundabout. At T junction follow the Chippenham / Kington Langley sign. After the

double bend take first right into Kington Langley (Lower Common). Take the first right hand lane into Days Lane and shortly after, turn right into Silver Street. Locate the driveway access to the property on the right hand side as indicated by the black metal gates.

Postcode SN15 5NU

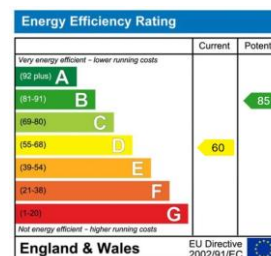
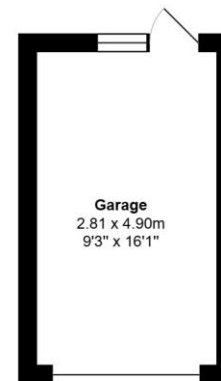
What3words: ///parties.ultra.undertone





Total Area: 69.9 m² ... 752 ft² (excluding garage)

All measurements are approximate and for display purposes only



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