



Spinners Welle, 1 Sutton Road, Kington Langley, Chippenham, Wiltshire, SN15 5NE

Unique detached property
Grade II listed with wonderful character
Versatile layout which can facilitate two self-contained units
4/5 bedrooms
3 bathrooms
Double garage and private parking
Large mature gardens
Tucked down a leafy no-through lane
Countryside views
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £950,000

Approximately 2,116 sq.ft



‘This quintessential 'chocolate box' thatched cottage offers far more than meets the eye with a substantial modern extension at the rear’

The Property

Spinners Welle is a unique detached home which harmonises a perfect blend of traditional architecture and contemporary. The property is tucked down a peaceful no-through lane on the edge of the village of Kington Langley and is set within a mature plot. The accommodation is very flexible to suit family use as a large 2,100 sq.ft home, whilst the layout can be split through a simple division creating two wholly self-contained wings. The property is currently a successful holiday home generating nearly £90,000 p/a by letting the two parts separately.

The original part of the building is a 350 year old Grade II listed thatched cottage which has an exceptionally pretty 'chocolate box' frontage. This area offers 1/2 bedroom accommodation over two floors plus a large living room with Inglenook fireplace, a kitchen and a shower room. To the rear, through a connecting internal door, one enters the modern extension which includes a superb large kitchen/family room with double doors connecting to the garden. There are two ground floor bedrooms beside a shower room whilst the principal bedroom suite occupies the entire first

floor above comprising a large king-sized bedroom, dressing area and en-suite bathroom.

The whole stands in a large plot with a gated driveway providing ample private parking for numerous vehicles and leads to a double garage. The garage has power connected and an attic storage room above. The gardens wraparound the property with thoughtfully positioned seating terraces taking advantage of the sun traps. The property is situated away from passing traffic up a leafy lane and enjoys a delightful rural position adjoining fields.

Situation

Spinners Welle enjoys a well-established private position on the edge of the village of Kington Langley and 1.5 mile from the town of Chippenham which has a train station. There is excellent access onto the surrounding countryside by an adjacent footpath which also leads to the village centre. The property is also well-located for convenient access to the M4 corridor with Junction 17 only a 5 minute drive away. 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, a café, parish church, 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, cinema 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). The M4 motorway provides network for further travel to Bristol, Bath, Swindon, London and Wales.

Additional Information

The property is Freehold with oil-fired central heating, mains water, electricity and drainage. The property is located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations.

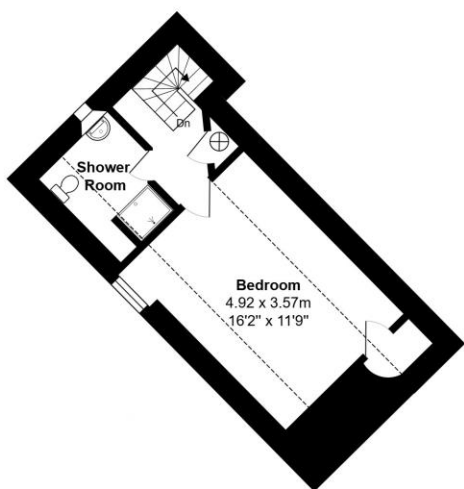
Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band F.

Directions

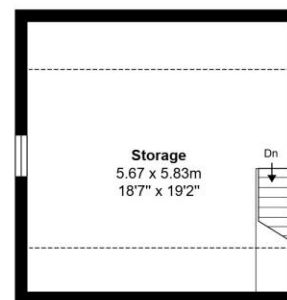
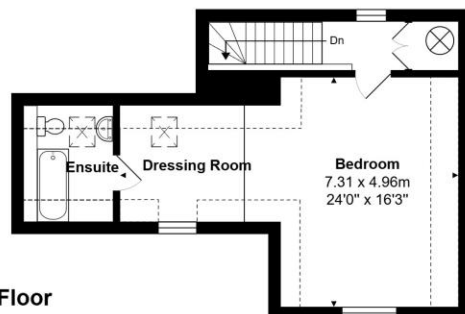
From Kington Langley village centre, head east along Lower Common to leave the village and then turn left at the junction towards Sutton Benger and onto Swindon Road. After the S-bend, take the left hand turn onto Sutton Road and locate the property on the right hand side down the lane.

Postcode SN15 5NE
What3words: ///sounds.limits.mailings

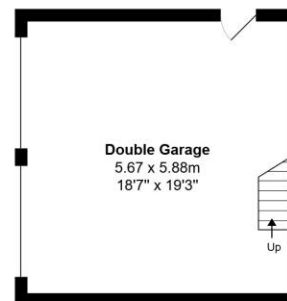




First Floor

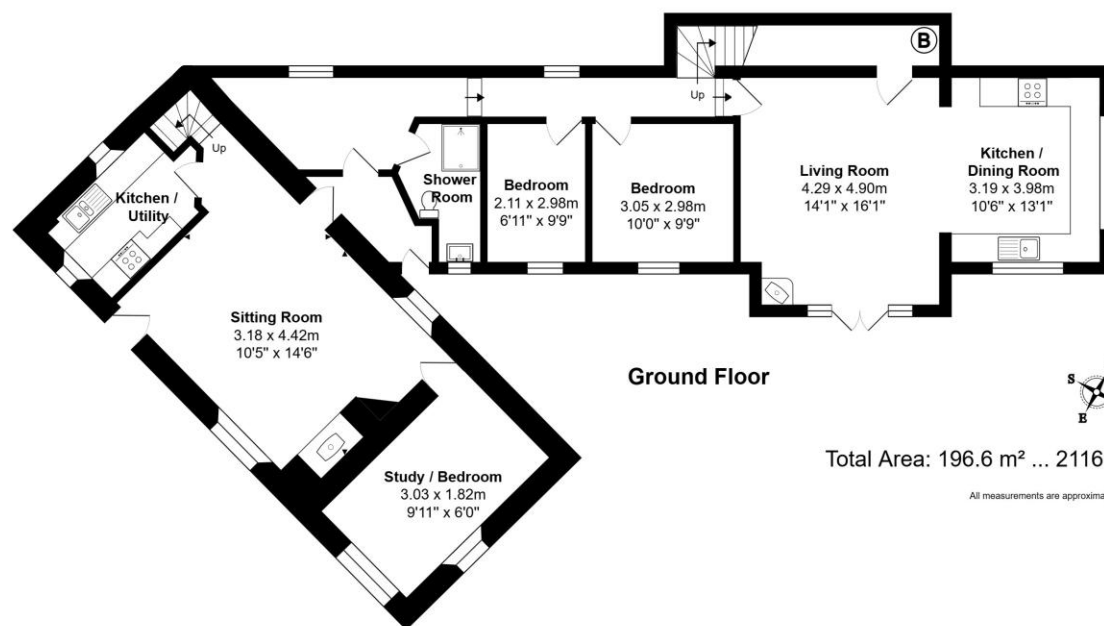


Attic over garage



Garage

(Not shown in location or orientation)



Ground Floor



Total Area: 196.6 m² ... 2116 ft² (excluding garaging)

All measurements are approximate and for display purposes only



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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