



Owl Cottage, Parkers Lane, Kington Langley, Chippenham, Wiltshire, SN15 5PJ

Quintessential 'chocolate box' thatched cottage
 Grade II listed with a wealth of charm
 3 double bedrooms
 4 reception rooms
 3 bathrooms
 Beautiful cottage style gardens
 Outbuildings
 Private off-street parking
 Lovely outlook across fields



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Offers in Excess of: £900,000

Approximately 1,910 sq.ft excluding outbuildings

‘This picture perfect Grade II listed thatched cottage exudes charm and character set amongst pretty gardens of 0.28 acres’



The Property

Owl Cottage is an exquisite Grade II listed detached thatched cottage situated in the desirable village of Kington Langley. The position lies very much part of the village community situated down a quiet side street in the heart of the village while the lovely views across the adjoining fields provide a secluded countryside feel. Originally built as two cottages in the 18th Century, the property is a quintessential chocolate box cottage with a wealth of character throughout set within a superb plot of 0.28 acres.

The accommodation is surprisingly spacious offering around 1,910 sq.ft. arranged over two floors accessed by two staircases. The ground floor in particular boasts four reception rooms comprising a large dual-aspect living room, dining room, study and versatile playroom/office/4th single bedroom. Both the living room and dining room feature inglenook fireplaces with wood-burning stoves and the evidence of the original bread ovens. The fitted kitchen/breakfast room is positioned at the rear

of the property complete with a larder and double doors connecting to the garden. There is a useful rear entrance lobby with a shower room and utility room off. On the first floor and to one side, there are two double bedrooms along with a bathroom. The excellent principal bedroom suite occupies the other side with an en-suite fitted with wardrobes.

Benefitting from the sun all day, the beautiful traditional cottage style gardens are abundant with colourful flower beds in keeping with the overall charm of the property. The lawns wraparound the cottage in three main areas and there is a great degree of privacy provided by mature hedging. There is fantastic external storage found in various outbuildings which include a workshop with power, a garden store, stone-built bike store, as well as a child's playhouse. A gated driveway at the rear allows for private off-street parking for several cars.

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. There is a water softener. 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.

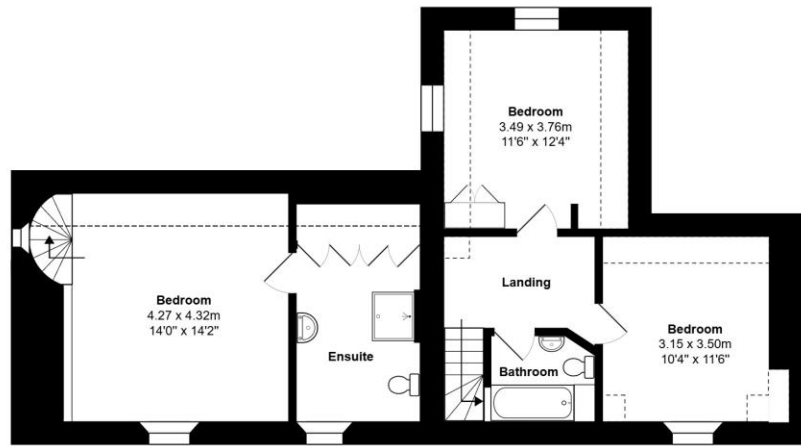
Directions

From Chippenham, follow the A350 north towards Malmesbury and turn right at the traffic lights to Kington Langley. Proceed into the village, then just after the S-bend, take the next left onto Parkers Lane. After a short distance locate the property on the left.

Postcode SN15 5PJ

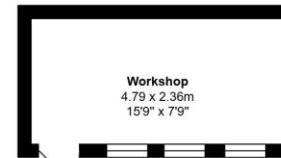
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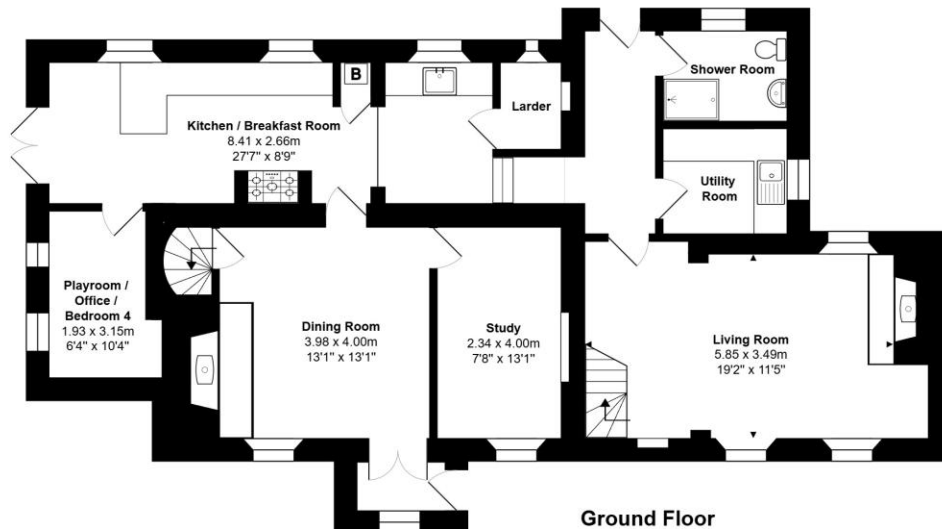


Total Area: 177.4 m² ... 1910 ft² (excluding outbuildings)

All measurements are approximate and for display purposes only



Outbuildings



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