



JAMES PYLE & CO.

**Church Lane Cottage, West Kington, Wiltshire, SN14 7JE**



Grade II Listed Detached Home  
Picturesque Rural Position  
Wealth of Character  
Thoughtfully Renovated Interior  
4/5 Bedrooms  
2 Bathrooms, 1 En-Suite & Downstairs  
Shower Room/WC  
Excellent Reception Space  
Open Plan Aga Kitchen/Dining Room  
Parking & Garage  
Landscaped Large Gardens c.0.33 acres

Approximately 2,871 sq ft



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**Price Guide: £1,250,000**

## ‘This beautiful Grade II listed detached home is an idyllic rural retreat’

### The Property

A true country lifestyle property in a peaceful waterside location. Nestled within an outstanding and picturesque rural position in the village of West Kington which lies off the beaten track, Church Lane Cottage is a beautiful, detached Grade II Listed house, formerly three cottages dating back to the 17th Century. In recent years, the property has been sympathetically renovated and displays great charm and a wealth of character and accommodation extending to some 2,720 sq.ft over three floors.

On the ground floor are two cosy reception rooms with traditional inglenook fireplaces and a stylish kitchen with Aga, open plan to a magnificent dining/family room featuring a high vaulted timber truss ceiling and glazed gable end spilling into the garden. Completing the ground floor, is boot room with dog shower and wc, and a large utility room leading into the underground garage. On the first floor, twin staircases lead up to two bedrooms and two generous bathrooms whilst the principal bedroom also boasts an en-suite shower and WC. At upper first floor level, is a versatile room, perhaps a second living room, large

home office or extra bedroom, opening to the rear garden. On the top floor are useful attic bedrooms for occasional use if required.

The location is truly superb and peaceful, overlooking a small meandering brook with a 'sundowners' raised deck for al fresco entertaining. A gated driveway leads to a parking area and the garage whilst the substantial and beautifully landscaped hillside gardens extend to around 0.33 acre in all and span two principal garden tiers with lovely views whilst further areas of grass banks and woodland adjoin fields.

### Tenure & Services

The property is Freehold with oil fired central heating, modern private drainage system, mains water and electricity. Ultrafast Fibre Broadband connected with data points in many rooms. The property has no onward chain and Local Authority Searches are in hand to facilitate a quick completion if required.

### Situation

The very pretty village of West Kington is highly sought after due to its unique and



peaceful setting off the beaten track yet superbly accessible to the M4 (Junction 18 10 minutes) and 20 minutes to the cultural city of Bath and a similar distance to the vibrant city of Bristol. Set in an unspoilt 'Area of Outstanding Natural Beauty' there is excellent walking on the doorstep with both bridleways and footpaths to explore. Nearby villages include the world famous Castle Combe, Acton Turville, Marshfield and Yatton Keynell offering a variety of shops, schools, public houses, café's and other facilities. There is an active Church within West Kington at St Mary's Church and a community spirit amongst villagers. Trains from Bath and Chippenham provide regular services to London (105 minutes) whilst road networks give access to Reading, Swindon, London, Bristol and the M5 towards Cheltenham and Gloucester. Sporting pursuits include the world-famous Badminton Horse Trials close by, golf at The Manor House at Castle Combe which also has a race circuit and horse racing at Bath and Cheltenham.

### Directions

From London follow the M4 west. Exit at Junction 18 and travel south towards Bath. At the first roundabout turn left onto the A420

towards Chippenham. Pass Marshfield and take the left turning to West Kington. Upon entering West Kington drive past the entrance to the Plant Centre and continue down the hill into the village. Cross the bridge and Church Lane Cottage is the first on the left hand side.

### Local Authority

Wiltshire Council

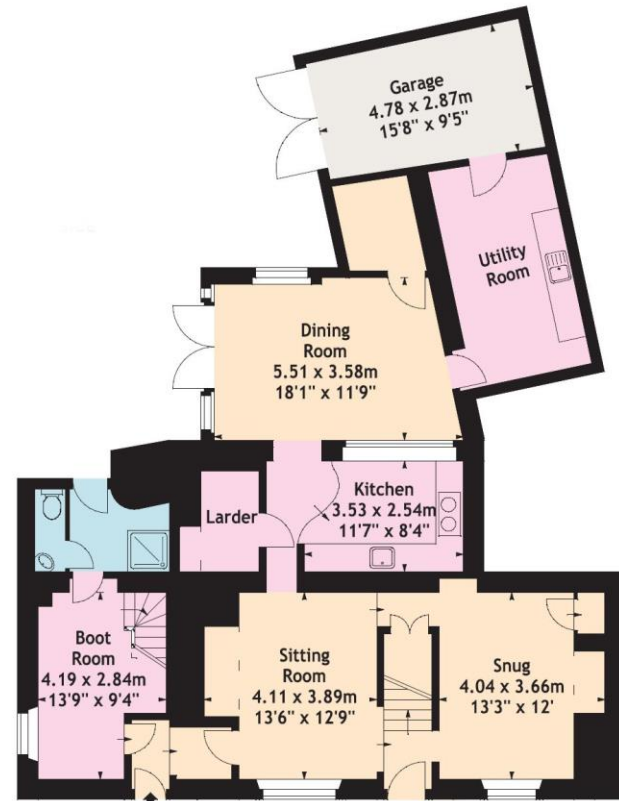
### Council Tax Band

F £2,636



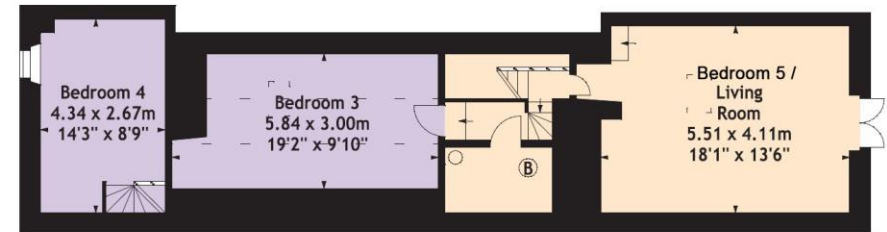




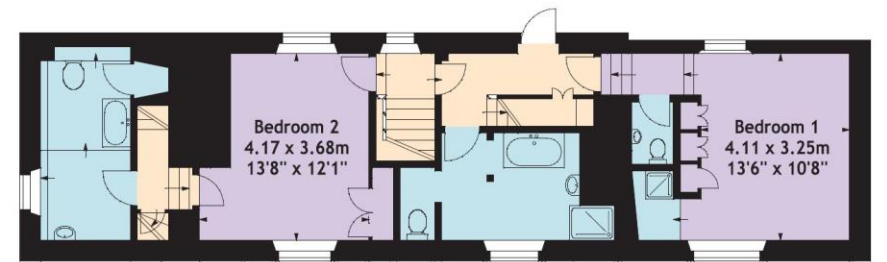


GROUND FLOOR

Approx. Gross Internal Area  
2871 Sq Ft - 266.72 Sq M  
(Including Garage)



SECOND FLOOR



FIRST FLOOR

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