



20 Kington St. Michael, Chippenham, Wiltshire, SN14 6JE

Semi-detached period cottage and building plot
Planning permission to build a second dwelling
Heart of the village setting
Large sunny plot
Refurbished interior
3 bedrooms
Kitchen open plan to the dining room
Living room
Private off-street parking
No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Offers in excess of £600,000

Approximately 1,204 sq.ft excluding outbuilding

‘A pretty traditional period cottage within a large sunny plot with planning permission to build a second dwelling’



The Property

20 Kington St Michael is a pretty, traditional semi-detached period cottage located in the centre of the sought-after village of Kington St Michael within close proximity of the village amenities. The property was refurbished in 2022 to a very good standard and sits comfortably within a large plot.

The accommodation, which extends to around 1,204 sq.ft, is arranged over two floors and comprises a living room, a kitchen open plan to a dining room and a separate utility/wc off. On the first floor there are three double bedrooms and a bathroom. Outside, there is a front garden and low maintenance garden to the rear. Behind the cottage there is a substantial outbuilding with WC which currently provides ample storage and has potential to be converted for a range of uses including a home office. The plot boasts extensive off-road parking which is a rarity for

the location and property type.

Planning permission, which is extant (ref: 16/11849/FUL), allows for the creation of a new adjoining dwelling which is understood to extend to around 1,248 sq.ft. The plans include a hall, kitchen/living room plus a ground floor double bedroom with en suite. On the first floor, there are two further double bedrooms, one en suite and a family bathroom. In addition, there will be a study/bedroom 4. Outside space includes garden, parking for both properties and a turning area.

Situation

The desirable village of Kington St. Michael is located in North Wiltshire and has a thriving community with an Ofsted rated Outstanding Primary School, a community run village shop, traditional cafe, village hall, and church. The property sits within close proximity of a range of footpaths and bridlepaths for delightful

countryside walking routes. There is also a bus stop situated only a moment's walk away with services to local secondary schools and the towns. A more comprehensive range of facilities can be found in the nearby town of Chippenham. A large Morrisons supermarket is approximately one and a half miles away as is Junction 17 of the M4 motorway offering excellent motor commuting to the larger centres of Bath, Bristol, London and Swindon. Main line rail services are located in Chippenham (London Paddington).

Additional Information

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

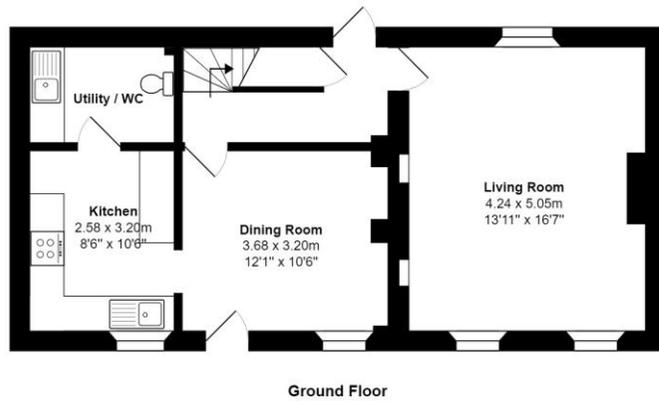
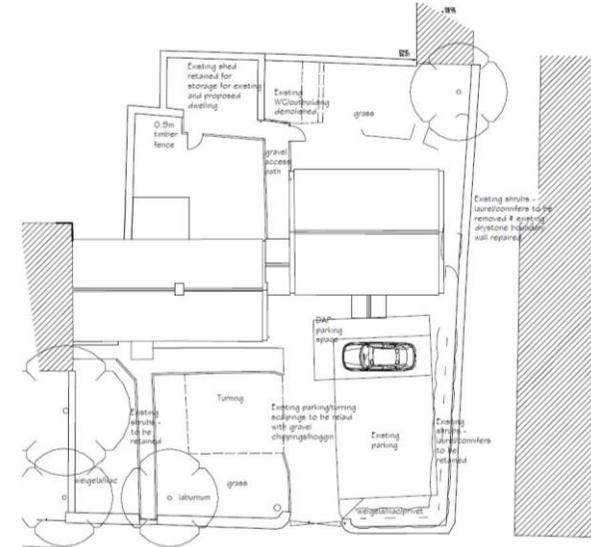
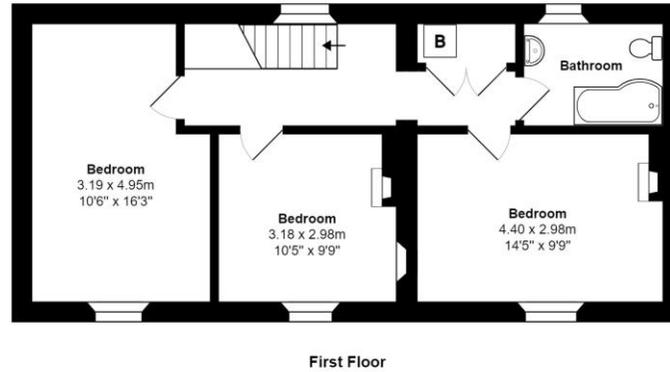
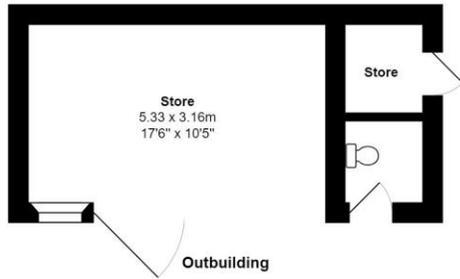
Directions

From Chippenham, follow the A350 towards the M4 and take the left hand turn to Kington St. Michael. Enter the village and continue to the village centre to locate the cottage on the right after the cafe.

Postcode SN14 6JE

What3words: ///entertainer.producers.winks





Total Area: 111.8 m² ... 1204 ft² (excluding outbuilding)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		105
(92 plus)	B		
(81-91)	C		
(69-80)	D	66	
(55-68)	E		
(39-54)	F		
(21-36)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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