



Nestled on the edge of Kington St Michael, this well-presented semi-detached house offers a delightful blend of modern living and picturesque countryside views. With four bedrooms, this property provides flexible accommodation, making it ideal for families or those seeking extra space. The generous dual-aspect sitting room, complete with patio doors, invites natural light and offers a seamless connection to the lovely level garden, perfect for family gatherings on summer evenings.

The sizeable kitchen/dining room overlooks the rear garden, creating a warm and inviting atmosphere for meal preparation and entertaining. The property boasts a modern design, ensuring comfort and convenience throughout. Additionally, the private gated driveway accommodates up to four vehicles, leading to a detached double garage, providing ample storage and parking options.

Set in a wonderful countryside position, the house enjoys glorious views at both the front and rear, enhancing the tranquil living experience. The family-friendly garden, located to the side and rear, offers a safe space for children to play and for adults to unwind.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Kington St Michael

Kington St Michael is a popular village which has local amenities to include primary school (recently awarded Outstanding by Ofsted), thriving public house, community run village shop, café and a church. The village also offers many active community groups. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks.

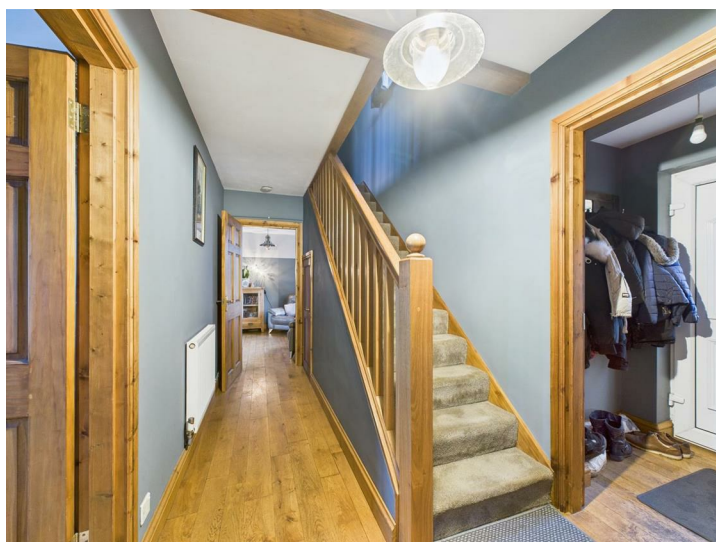
Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

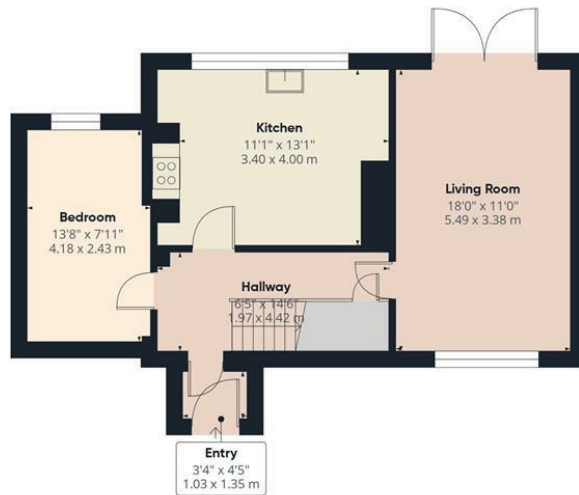
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

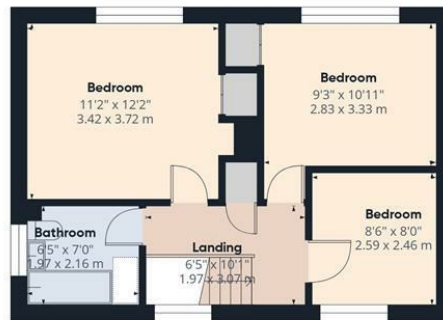
Tenure - Freehold







Ground Floor



First Floor



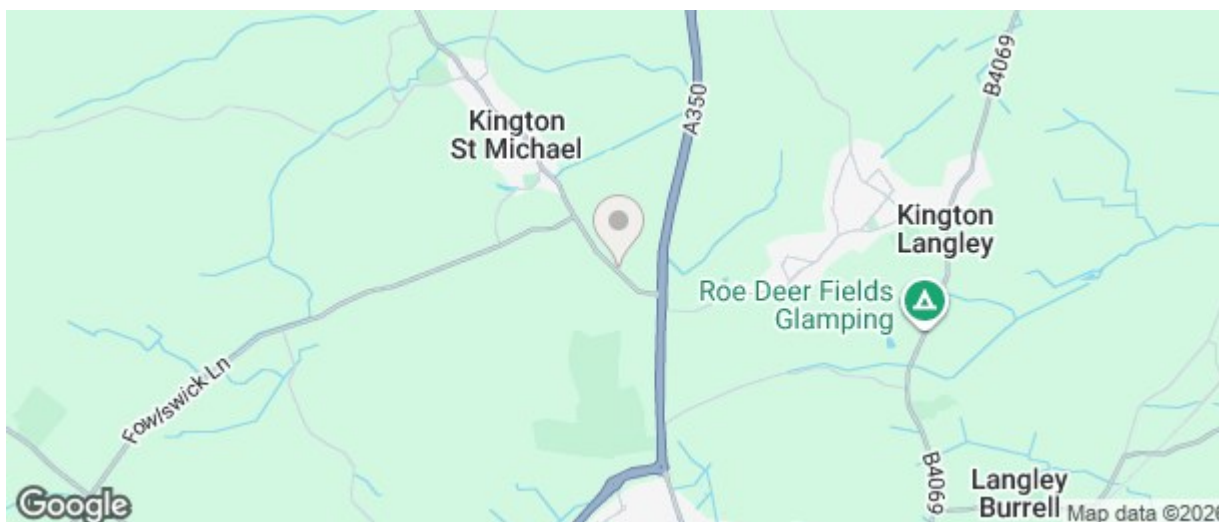
Approximate total area⁽¹⁾

990 ft²
92 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing