



2 Rose Cottages, Kington St. Michael, Chippenham, Wiltshire, SN14 6JE

Modern cottage style home
2 double bedrooms
Fitted kitchen
Reception room with fireplace
Enclosed private garden
Garage and parking
Centre of village location
Close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £335,000

Approximately 755 sq.ft excluding garage

‘A modern style cottage situated in the very heart of the village close to amenities with garage and parking’



The Property

Situated in the very heart of the desirable village of Kingston St Michael close to many amenities, this terraced modern home has been designed as a cottage with plenty of charm. Built in 1990 by Bovis Country Homes, the property is accompanied by a private garden, garage and parking, and is an ideal home for those downsizing or looking for their first home.

The accommodation extends to 755 sq.ft. over two floors. The ground floor comprises a well-fitted kitchen complete with an integrated fridge/freezer, dishwasher, and gas hob, and a reception room with a fireplace and wood-burner at the focal point. There are two double bedrooms on the first floor and a bathroom which has been refitted as a

shower room. The property is thoughtfully configured with excellent storage throughout.

There is a front garden screening the cottage whilst the rear garden is fully enclosed with a great degree of privacy. The garden is landscaped as a terrace for easy low maintenance. A back gate opens directly to the parking area where there is a garage with parking space in front. The garage has eave storage above.

Situation

The desirable village of Kingston 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 D.

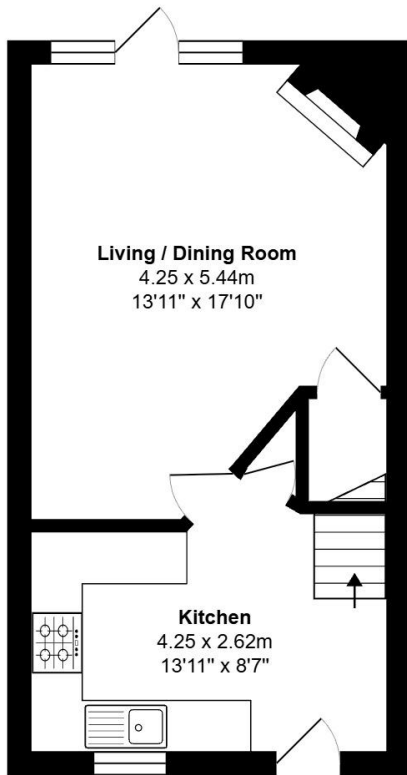
Directions

Enter the village of Kington St Michael from the Chippenham direction and after about 400 yards locate the property on the right just before the Paddock End turning.

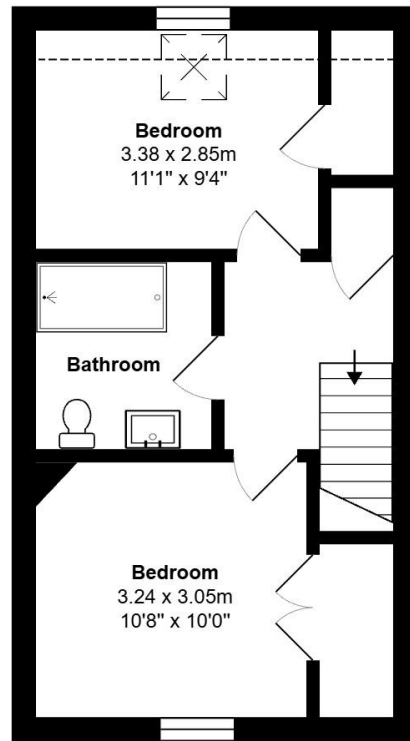
Postcode SN14 6JE

What3words: ///wooden.shears.undercuts

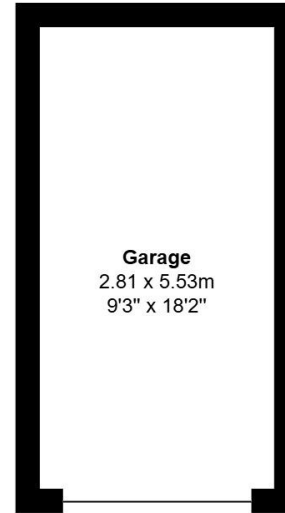




Ground Floor



First Floor



Total Area: 70.2 m² ... 755 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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