



JAMES PYLE^{CO}



Bay Tree Cottage, 2 Newlands Green, Kington Langley, Chippenham, Wiltshire, SN15 5NZ

Grade II listed cottage
Superb large garden
Character features
3 double bedrooms

Spacious reception room with fireplace
Kitchen and utility room
Bathroom and en-suite
Sought-after village
Peaceful and picturesque position



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £485,000

Approximately 1,498 sq.ft

‘Set within a peaceful and picturesque corner of this highly sought-after village, a charming Grade II listed cottage with a large garden’



The Property

Bay Tree Cottage is a very pretty, traditional double-fronted period cottage situated within a lovely peaceful position in the village of Kington Langley. Dating back to the early 19th Century and Grade II listed, the cottage displays plenty of charm and character throughout. A particular feature is the unexpectedly large garden which accompanies the cottage.

Internally, the characterful accommodation spans over three floors reaching around 1,500 sq.ft. The ground floor includes a large drawing room with a stone fireplace and offers plenty of space for both a sitting area and dining area. At the rear beside a useful entrance lobby, there is a fitted kitchen and a separate large utility which is also equipped with a downstairs WC. On the first floor, there are two bedrooms both with built-in storage plus the generous family bathroom which has been updated as a shower room with twin

sinks. There is a further attic style bedroom on the top floor along with an en-suite shower room.

The wonderful gardens that supplement the cottage are arranged into two areas. There is an immediate lawn area off the drawing room with pretty borders filled with perennials such as peonies, roses and a wisteria climbing the front elevation. A private path approaches the additional garden area which is of an excellent size laid mostly to lawn with mature shrubs and a patio seating terrace beside a summer house and storage shed. Parking is easily available behind the cottage.

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. 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 E.

Directions

Enter the village from the west via the A350. Proceed to the centre of village at Middle Common and take the left hand turn onto Ashes Lane. Follow the lane to the far end to locate the property on the right hand side by Newlands Green.

Postcode SN15 5NZ
What3words: ///spite.shins.prouder

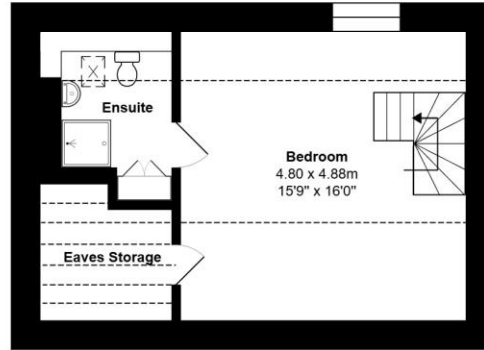


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		85
C	(69-80)		
D	(55-68)	58	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

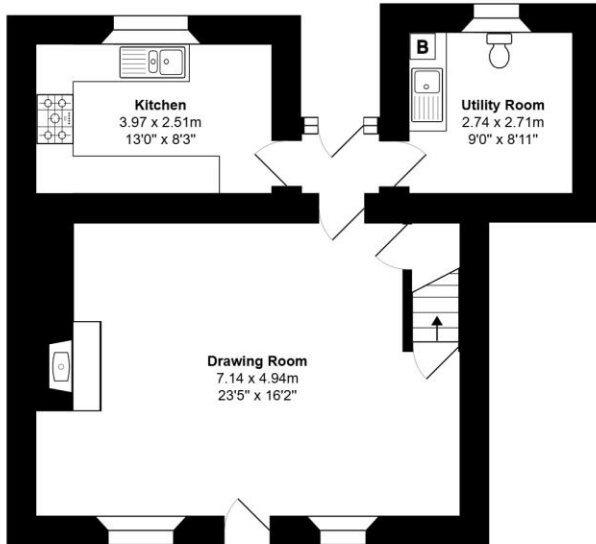


Total Area: 139.2 m² ... 1498 ft²

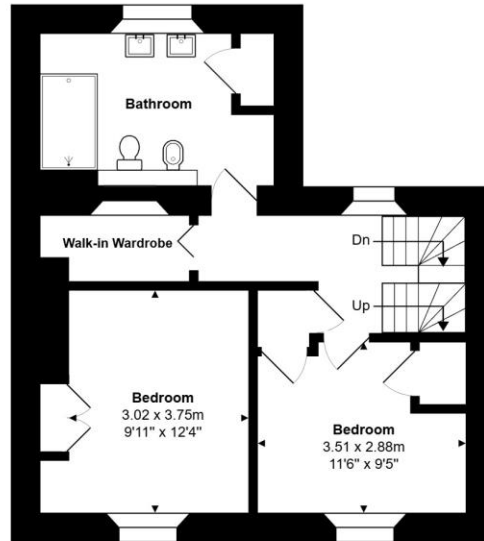
All measurements are approximate and for display purposes only



Second Floor



Ground Floor



First Floor



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