



📍 Cyprus Cottage West Kington, Chippenham, Wiltshire, SN14 7JE

🔗 Price Guide £1,100,000

A charming and spacious country home, thoughtfully extended and beautifully presented, offering flexible accommodation over three floors. Blending character features with modern living, the property enjoys stunning valley views, generous gardens, ample parking, and a substantial outbuilding with further potential, all set within a desirable village location.

- Charming Detached Character Country Home
- Thoughtfully Renovated and Extended
- Spacious Accommodation Arranged Over Three Floors
- Extremely Sought After Location
- Three/Four Bedrooms
- Four/Five Versatile Reception Rooms
- Mature West Facing Garden
- Stunning Open Countryside Views
- Detached Stone Barn
- Fantastic Access to the Cities of Bath & Bristol

🏠 Freehold

🏠 EPC Rating E



Cyprus Cottage is a charming country home, rich in original features, thoughtfully renovated and extended to provide spacious, versatile accommodation arranged over three floors. A striking three storey addition seamlessly blends character with modern living, while one of the reception rooms opens onto a balcony and another opens onto a private terrace enjoying far-reaching valley views. The property perfectly combines modern convenience with rural living.

The accommodation begins with an entrance porch leading into an inner hallway, giving access to two principal reception rooms. The sitting room features a bay window and character fireplace with wood burner, complemented by a formal dining room with a further fireplace and bay window to the front. The kitchen / breakfast room is fitted with a range of units including integrated fridge, freezer and dishwasher and enjoys countryside views, with access through to a stunning library, which in turn opens onto a balcony offering exceptional, ever-changing valley vistas. Completing this floor, is a side entrance leading to the kitchen and adjoining shower room.

The lower ground floor provides further flexible accommodation, including a gym, which would be equally suited as a fourth bedroom, guest suite, or additional living space, with sliding doors opening onto a paved terrace. The level also benefits from a study, utility room, boiler room, and a cellar ideal for storage.

On the first floor are three well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobe.

Externally, the property offers off-street parking for several vehicles and a mature, west-facing garden, predominantly laid to lawn and enjoying spectacular open views.

In addition, there is a substantial detached stone barn, formerly the village reading room, offering excellent potential for conversion into a self-contained annexe or home office, subject to the necessary consent.

#### **Situation**

Situated in an Area of Outstanding Natural Beauty, the unspoilt Cotswold village of West Kington is most sought after because it offers the rare combination of peace and tranquility together with easy access to the M4 motorway and the railway. West Kington makes an excellent base for commuting into London, Bath and Bristol; M4 Junction 18 (4 miles), and there are regular fast trains to London Paddington from Bath Spa (from 75 minutes) and Chippenham (from 65 minutes). Within easy distance of many renowned schools including, Kingswood, Pinewood, Royal High School, St Marys Calne, Westonbirt, King Edwards and Marlborough College.

#### **Property Information**

Council Tax Band: F

Freehold

Electricity and Water: Mains  
Drainage: Water Treatment Unit

Oil Heating

EPC Rating: E



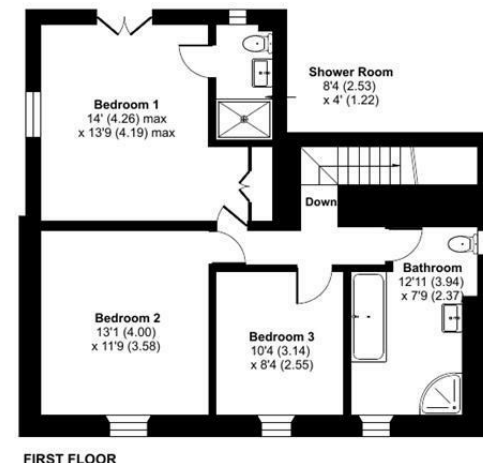
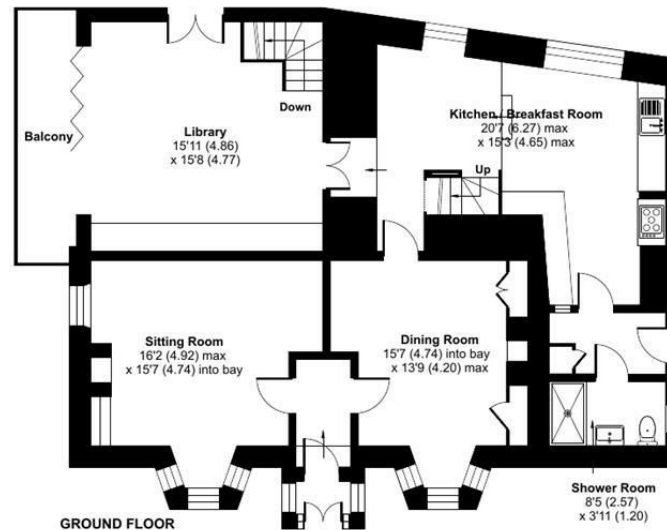
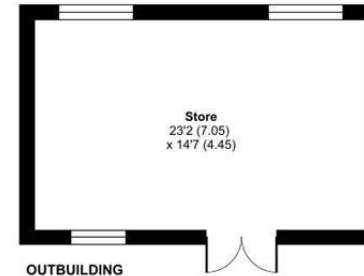
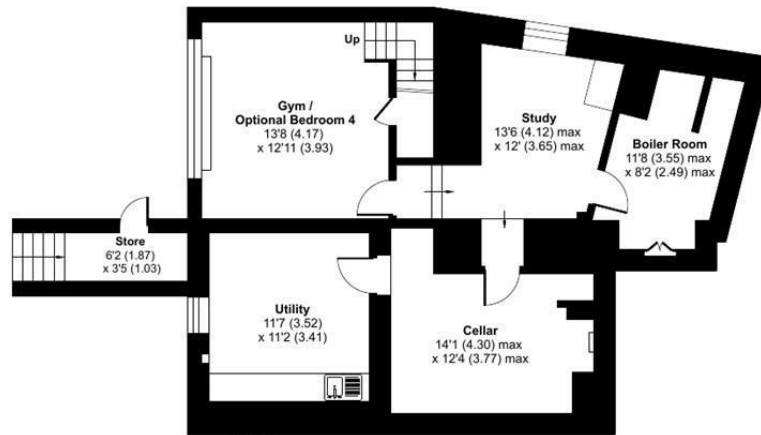
## West Kingston, Chippenham, SN14

Approximate Area = 2640 sq ft / 245.2 sq m

Outbuildings = 359 sq ft / 33.3 sq m

Total = 2999 sq ft / 278.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1442267

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.