



JAMES PYLE^{Co}



3 Nursery Cottages, Kington Langley, Chippenham, Wiltshire, SN15 5NE

Mid-Terrace Period Cottage
Rurally located on edge of village
Extended Character Accommodation
3 Bedrooms
3 Receptions
Kitchen/Breakfast Room
Generous Private Parking
Front & Rear Gardens
No Onward Chain

Approximately 1,008 sq ft



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Price Guide: £425,000

'Rurally located surrounded by Wiltshire countryside yet with excellent access to the M4 corridor, a mid-terrace characterful period cottage boasting ample private parking and gardens'

The Property

3 Nursery Cottages is a characterful period home forming one of four terraced cottages located in a rural position just outside the sought-after village of Kington Langley. The cottage has charming accommodation arranged over two floors extending in all to just over 1,000 sq.ft and is neutrally decorated to complement the period features including exposed timber beams. The ground floor layout includes an entrance hall, front living room with wood burning stove, dining room with patio doors to the garden whilst to the side there is a versatile study with adjoining rear lobby and WC. A rear extension has created a light and airy kitchen/breakfast room featuring exposed stone walling, flagstone flooring, double patio doors to the garden and fitted units with Belfast sink. On the first floor, there are three good bedrooms and a modern bathroom.

The cottage boasts generous private off-road parking for numerous vehicles benefitting from both a front and rear driveway enclosed by timber gates creating a good degree of security to the whole plot. There is a front west-facing lawn and a larger rear east-facing lawn bound by timber fencing adjacent to a spacious shed.

Situation

The property is rurally located on the North-East edge of Kington Langley with a network of footpaths and bridleways available from the doorstep to explore the Wiltshire countryside. Kington Langley is an excellent North Wiltshire village situated only 2 miles from 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,



playing fields and an active village hall. There are many clubs on offer including tennis and croquet. Situated 1 mile away is the village of Sutton Benger which has two pubs, a post office store, restaurant and popular primary school. The large town of Chippenham has various facilities, retail parks, a leisure centre and popular secondary schooling options. 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.

Tenure & Services

We understand the property is Freehold with LPG central heating through a combi boiler, mains drainage, water and electricity.

Directions

From the centre of Kington Langley, head east along the common to leave the village. At the end of the road, take the left hand turn onto the B4069 towards Sutton Benger. After approx.1/2 mile locate the cottages on the right as indicated by the Langley Nursery signpost. Sat nav postcode SN15 5NF

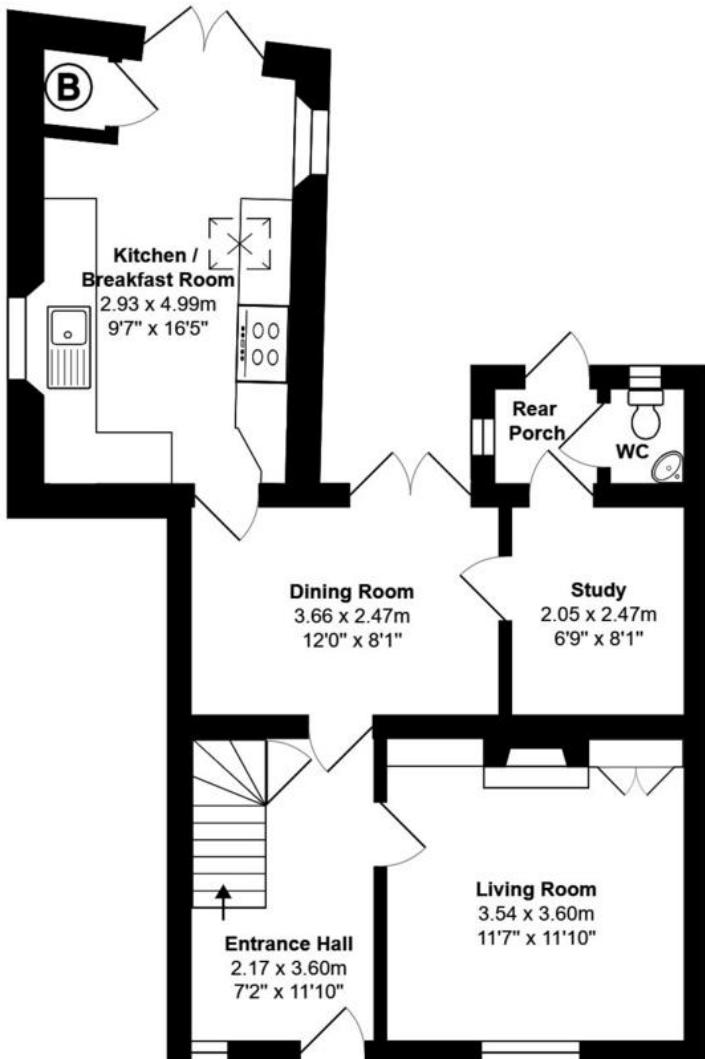
Local Authority

Wiltshire Council

Council Tax Band

C £1,741





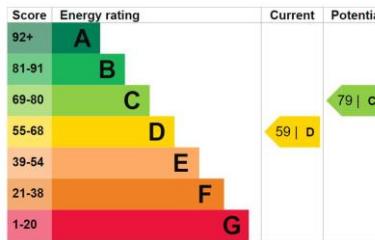
Ground Floor

1st Floor

Total Area: 93.6 m² ... 1008 ft²

All measurements are approximate and for display purposes only

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