



Firs House, Upper Common, Kington Langley, Chippenham, Wiltshire, SN15 5PE

Grade II Listed Georgian House
Elegant, recently updated accommodation
5 Bedrooms, 4 bathrooms
3 reception Rooms
Extensive gardens with swimming pool
Two large pony paddocks and stables
Outbuildings with garaging
Home office/Annexe



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Price Guide: £3,000,000

‘One of the principle homes in Kington Langley with some 3 acres of grounds and extensive range of outbuildings’

The Property

Firs House is an elegant and impressive Grade II listed Georgian house situated in the highly sought-after village of Kington Langley and is one of the principle homes in the village. Believed to date from 1695, it offers gracious accommodation with three well proportioned reception rooms and period features including shutters, fireplaces, cornicing and door furniture. Many rooms overlook the gardens and paddocks through traditional Georgian sash windows. There is a large reception hall with English oak flooring and a turned staircase leading up to the galleried first floor landing where there are five bedrooms, complimented with four luxurious new bathrooms. The kitchen has recently been completed refitted with a bespoke kitchen and features an AGA and a traditional pantry.

The property sits in the heart of the village

and enjoys extensive private gardens and grounds approached through a pillared entrance and a circular gravel drive, in all amounting to around 2.9 acres, with formal gardens, a swimming pool and two paddocks plus four stables. A range of useful outbuildings incorporate a self contained annexe/home office, garaging and have further opportunities to convert if required.

Situation

This notable property is located in the heart of the sought after village facing the common. 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. At the far end of the village,



yet within walking distance, work has began to convert the Greathouse into a hotel with restaurant and bar. There are many clubs on offer including tennis and croquet. 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 mains gas central heating, mains drainage and water.

Directions

From Chippenham, take the A350 towards

Malmesbury and at the traffic lights, turn right to Kington Langley. Enter the village and proceed along the lane to the centre Middle Common. After the second left hand turn to Parkers Lane, locate the drive to Firs House immediately on the left. Sat nav postcode SN15 5PE

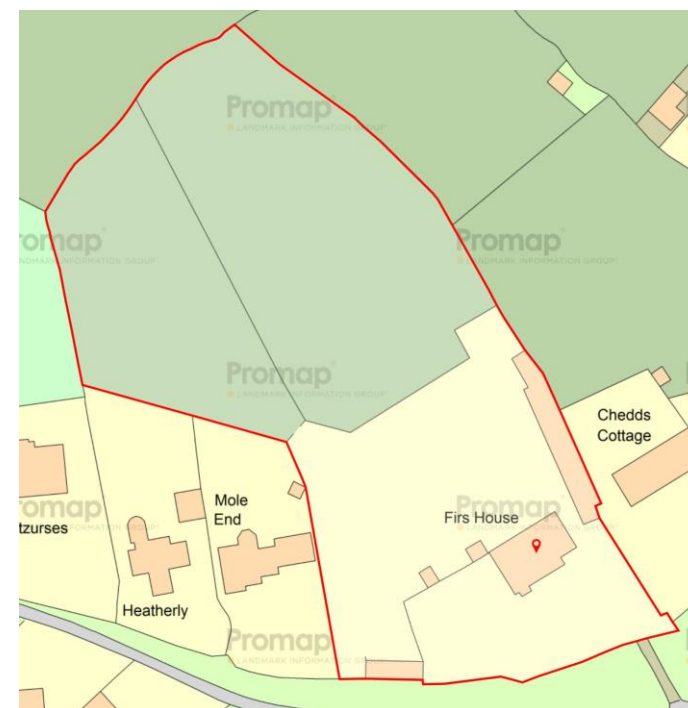
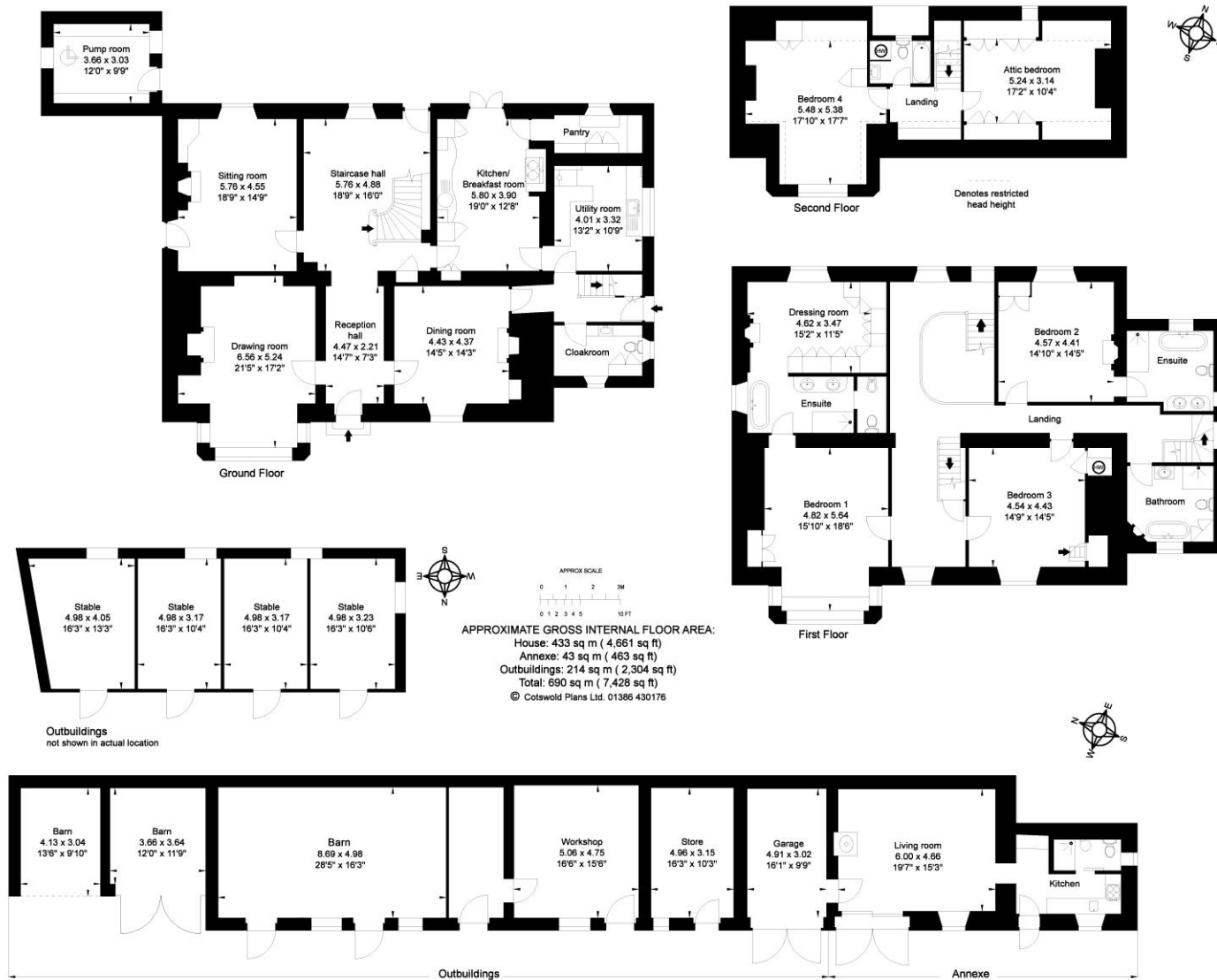
Local Authority

Wiltshire Council

Council Tax Band

H £3,917





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