



JAMES PYLE & Co

Sunnybank, Days Lane, Kington Langley, Chippenham, Wiltshire, SN15 5PA

Detached Cotswold stone home
Beautiful large sunny garden
Two double garages
Home office
4 bedrooms, 3 bathrooms
3 reception rooms
Aga kitchen/breakfast room
Rural edge of village position
No onward chain

Approximately 0.90 acres
Approximately 2,935 sq ft

‘Occupying an elevated position on the rural edge of the village with far-reaching views, this detached period home is set within large, beautiful gardens’



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,100,000



The Property

Sunnybank is a very pretty, detached period Cotswold stone home situated on the rural edge of the desirable village of Kington Langley enjoying an elevated position with superb, far-reaching countryside views. As depicted by the name, the property boasts a sunny south-west facing plot and is set within approximately 0.90 acres of beautifully landscaped gardens. The current owners have meticulously renovated and extended the property to a very high standard whilst sympathetically retaining a wealth of the original charm and character. Today, the substantial accommodation extends internally to 2,183 sq.ft coupled with a large double garage and excellent home office above.

The well-proportioned accommodation includes principally on the ground floor three reception rooms and a stylish kitchen/breakfast room which benefits from underfloor heating. The granite surfaced kitchen is well-equipped with integrated appliances, an Aga, large breakfast bar island whilst in addition there is a walk-in larder, utility room and WC. The two front reception rooms display lots of character with

stone mullion windows and exposed beams, while the extended living room at the side enjoys magnificent open views through bi-folding doors. Upstairs the sizable accommodation continues with four bedrooms and three bathrooms, two of which are en-suite shower rooms.

Externally, Sunnybank has the advantage of two driveways offering private off-road parking for numerous vehicles in addition to the double garage and double carport, which is a generous space for the car enthusiast or hobbyist. Above the principal garage and located closest to the property, there is an office perfect for working from home and also a useful storeroom. The beautiful gardens have been just as well tended to as the property itself, landscaped mostly with extensive lawns bound by mature trees whilst adjoining the patio seating area there is a charming tiered garden well-stocked with flower and shrub beds and paths meandering through alongside a waterfall stream feature. On the other side of the property, there is an adjoining workshop and greenhouse.

Situation

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 begun 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 oil

fired central heating, septic tank drainage, mains water and electricity. Fibre broadband is currently connected whilst Gigaclear is available. The property is available with no onward chain.

Directions

From Chippenham, follow the A350 towards Malmesbury and take the right hand turn to Kington Langley at the traffic lights. Proceed through the village then at the Middle Common take the left hand turn onto Ashes Lane just before the primary school. Follow Ashes Lane and then turn left at the end of the road onto Days Lane. Continue along Days Lane and locate Sunnybank as the last house on the right. Sat nav postcode SN15 5PA

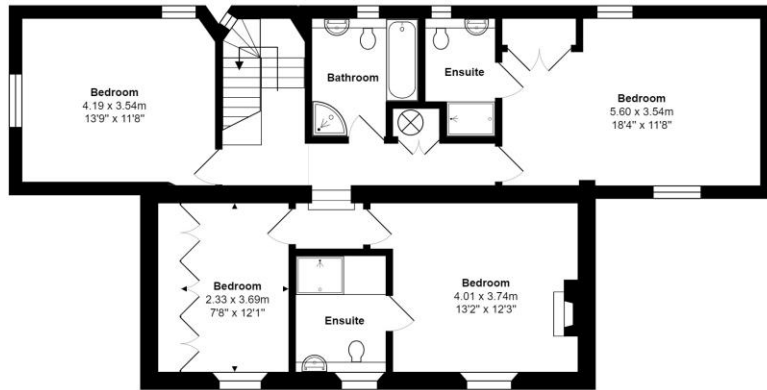
Local Authority

Wiltshire Council

Council Tax Band

F £2,917

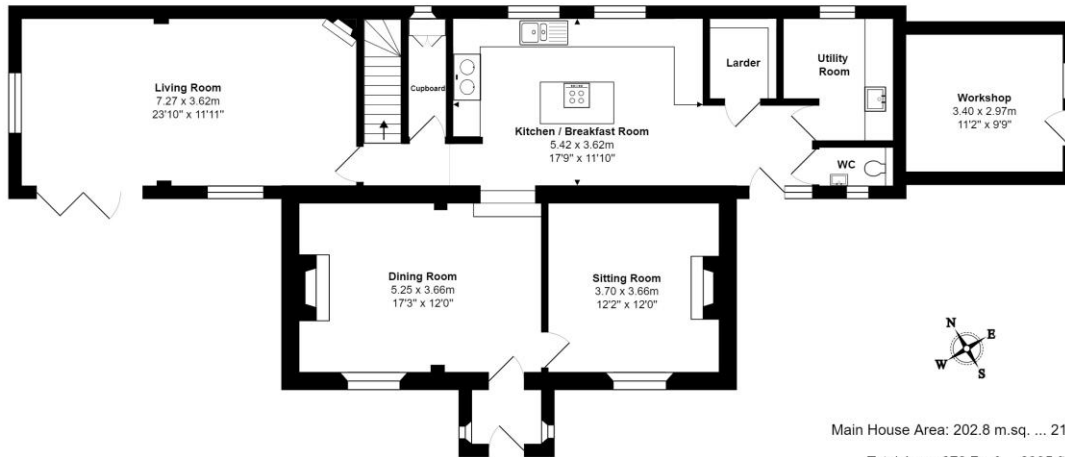




First Floor



Garage First Floor



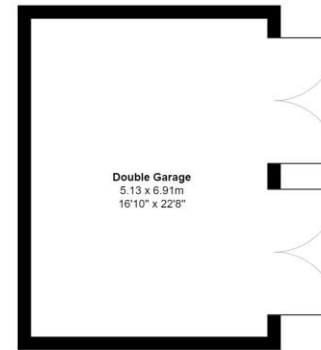
Ground Floor



Main House Area: 202.8 m.sq. ... 2183 sq.ft.

Total Area: 272.7 m² ... 2935 ft²

All measurements are approximate and for display purposes only



Garage Ground Floor



EPC Graph to follow

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