



JAMES PYLE & CO.



Steinbrook House, Kington Langley, Wiltshire, SN15 5LY

Impressive Arts and Crafts style home
Magnificent grounds and lake setting
6 bedrooms, 5 bathrooms (4 en-suite)

3 reception rooms

Farmhouse style kitchen

Double garage

Planning permission to build a separate
dwelling

Rural edge of village location

Approximately 6,114 sq.ft. in total

Approximately 10 acres



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £3,800,000

'An impressive Arts and Crafts country house set within exquisite grounds'

The Property

Steinbrook House is a magnificent country house set within approximately 10 acres of extensive gardens and paddock accompanied by a superb large lake. The property is located in a rural setting on the edge of the sought-after village of Kington Langley close to Chippenham. Dating back to the 1860s built in the Arts and Crafts style, the property boasts an impressive array of charm and character around every corner and has been extended in modern years. Today the substantial accommodation extends in all to 5,780 sq.ft. with excellent proportions and high ceilings throughout.

On the ground floor, there is a spectacular entrance hall with a grand galleried staircase framed by stone arches, wooden panelling and an ornate stone fireplace. There are three large reception rooms filled with natural light through ceiling height windows. The farmhouse style kitchen is fitted with an electric Aga while there are various utility, laundry and store rooms in addition. On the

first floor, there are six bedrooms, one of which is currently utilised as a large dressing room, and an ante-room accompanying one of the bedrooms. There are five bathrooms upstairs, four of which are en-suites, while downstairs there is a WC and external WC besides a garden store. The principal bedroom has a sizable en-suite bathroom fully fitted with both a bath and large walk-in shower and enjoys a delightful balcony overlooking the grounds. The second bedroom also has an en-suite shower room and a walk-in wardrobe.

An electric gated sweeping driveway makes for a statement approach, leading to a large tarmac parking area for numerous vehicles and a double garage. The grounds are divided into formal gardens featuring ancient oak trees, a cutting garden, and extensive lawns gently sloping down to the 1.5 acre lake creating a magical setting. The lake is well-stocked with fish and is a haven for wildlife. A sloping paddock arranged to the south is enjoyed as a wildflower meadow and offers



land for grazing. There is a wildlife corridor that wanders alongside the brook.

Within the separate paddock of c.5 acres, planning permission was granted in April 2021 (ref: 20/04524/FUL) to construct a substantial separate single storey dwelling (c.5,731 sq.ft) with its own access.

Situation

Steinbrook House enjoys a well-established private rural position 0.5 miles outside of the village of Kington Langley and 1 mile from the town of Chippenham which has a train station. The property is also well-located for convenient access to the M4 corridor with Junction 17 only a 5 minute drive away. 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, 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, cinema, 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). The M4 motorway provides network for further travel to Bristol, Bath, Swindon, London and Wales.







*'A truly magical setting and a haven
for wildlife'*

Steinbrook House, Kington Langley, Wiltshire

House Approximate IPMS2 Floor Area 537 sq metres / 5780 sq feet
 Garage 31 sq metres / 334 sq feet
 Total 568 sq metres / 6114 sq feet

Outbuildings
 Not Shown In Actual Location Or Orientation



Tenure & Services

We understand the property is Freehold with oil fired central heating, private septic tank drainage, mains water and electricity. Please note, there are public footpaths over the furthest southern and western border of the land.

Directions

From Kington Langley village centre, head east along Lower Common to leave the village and then turn right at the junction towards Chippenham and onto Swindon Road. Follow this road for 1/2 mile and locate the gated entrance to Steinbrook House on the right hand side. Postcode SN15 5LY

Local Authority

Wiltshire Council

Council Tax Band

H £4,039

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		71 C
39-54	E	39 E	
21-38	F		
1-20	G		



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577