



67-68 KINGTON ST MICHAEL,
Chippenham, Wiltshire, SN14 6JE

Presented by
Helen Pugh

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Sitting in the heart of an attractive village, this Grade II listed house is steeped in history with plenty of potential for a family home.

KEY FEATURES

- Grade II listed house in the heart of this Cotswold village
- Beams, parquet flooring and wood burning stoves
- Large spacious rooms
- Thriving flower gardens, vegetable patches and fruit trees
- Terraces and plenty of places to explore
- Driveway, parking and potential to create a garage
- Substantial workshops with potential to create an annexe or office space
- No onward chain

ABOUT THE PROPERTY

Steeped in history this Grade II listed house was formerly two cottages, sitting in the heart of this attractive village, it has recently been decorated inside and out with a new boiler and roof.

Approached into the hallway which opens immediately into the kitchen-diner with a useful pantry. At the rear is a garden room with access to the back of the house, from here there is a downstairs cloakroom.

The dual aspect sitting room has a large inglenook fireplace with a wood burning stove, glorious original features include the built in wall shelves, window seats and parquet flooring. A doorway leads to the garden room. The dining room also has parquet flooring and a range which can still be used for cooking.

Upstairs a wide landing with a double airing cupboard leads to two bedrooms, one with an en-suite shower room, and the other which has a door into a study with a wonderful window seat, and a family bathroom. On the second floor is a third bedroom with plenty of potential and a fourth bedroom with exposed beams.

Outside the house is a driveway to the side, where one of the workshops could easily be converted into a car port/garage. The pretty garden at the rear is a series of rooms filled with mature trees, fruit trees and beds filled with flowers and shrubs.

There are plenty of work shops, wood sheds and even a pottery room, allowing so much scope for the building and grounds.









Step Outside

The market town of Chippenham has a great selection of shopping facilities, cafes and a range of restaurants including the Michelin starred restaurants at Lucknam Park. Leisure pursuits that the surrounding areas include the race circuit at Castle Combe, horse racing at Bath and the deluxe Bowood Hotel, Spa and Golf Club. The train station is a 10 minute walk with main line rail services (Paddington 75 minutes) and the Georgian city of Bath, with its many cultural, leisure and shopping attractions is a 15 minute train journey or 20 minute car journey away. Tetbury and Cirencester, two typical Cotswold's towns, are within easy access, and the M4 motorway (J17) is only 4 miles away and provides fast road access.

what the owner loves

It's probably the oldest house in the village, has been occupied for hundreds of years and has yielded surprises over the years including the bell chimney, the medieval well, numerous "finds" in the garden. The house is quirky, with a large garden, which provided lots of entertainment to children.













ADDITIONAL INFORMATION

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Church Street, take the third exit off the roundabout into Market Place and from there into Silver Street. Follow the road to Malmesbury, going straight over at the first roundabout. Take the third exit and follow the A429 towards Chippenham. Cross the motorway and follow the A350 towards Chippenham, after about 3 miles there are traffic lights, use the right hand lane and turn right. Follow the road and the house can be found on the left hand side after passing the cafe.

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Wiltshire Council

Council Tax Band E

Our reference

We'd love to hear from you

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**Approximate Gross Internal Area 3029 sq ft - 281 sq m
(Including Outbuilding)**

Ground Floor Area 1240 sq ft - 115 sq m

First Floor Area 673 sq ft - 63 sq m

Second Floor Area 616 sq ft - 57 sq m

Outbuilding Area 500 sq ft - 46 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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