



📍 2 Newlands Green, Kington Langley, Chippenham, Wiltshire, SN15 5NZ

🏠 £499,500

A charming Grade II listed, three bedroom terraced, period cottage, which is believed to date back to the early 1800's and enjoys a most pleasant position in the sought after village of Kington Langley.

- Characterful, Grade II Listed, Terraced Cottage
- Period Features Including A Fabulous Fireplace & Exposed Beams
- Much Improved & Reconfigured Accommodation
- Three Double Bedrooms
- Principal Bedroom with En-Suite Shower Room
- High-Spec Kitchen and Shower Room
- Utility Room
- Good Sized, Cottage Style Gardens with Summer House
- On-Road Parking
- Premium Village Location close to M4

🏡 Freehold

🏠 EPC Rating D



A charming Grade II listed, terraced, period property which has retained much of its character and enjoys a most pleasant position in the sought after village of Kington Langley. Originally purchased as a four bedroom cottage and footprint, the current owners have cleverly reconfigured and sympathetically improved the property.

The property offers accommodation over three floors comprising; entrance lobby with cloakroom / utility off, kitchen with modern fitted units, lovely generous sitting / dining room with feature inglenook fireplace, wood burner and exposed beams, three double bedrooms, including the principal bedroom with en-suite shower room, the beautifully appointed shower room, and a useful walk-in wardrobe.

Externally the gardens are split into two sections. Immediately from the cottage is a quaint courtyard garden, with a path leading to the larger expansive lawned garden area, which is both private and enclosed, and benefits from a summerhouse and sheds. On-Road parking is available.

Situation

Newlands Green is pleasantly situated in the sought after village of Kington Langley. The village has a Primary School and Church and has a strong community spirit with many activities available. The neighbouring town of Chippenham offers a huge range of amenities including major shopping outlets along with a choice of leisure facilities. A mainline railway station (London-Paddington) is also in the town. There is good access to the M4 motorway at Junction 17 which offers good motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band; E

Grade II Listed

Freehold

Mains water, electricity, gas and drainage

Gas Central Heating

EPC Rating; D

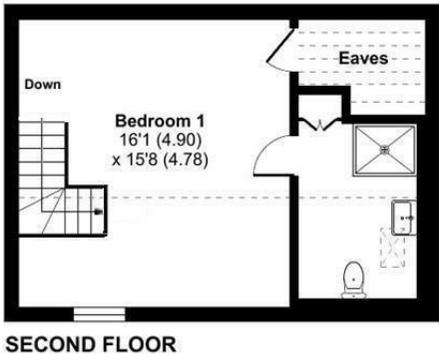
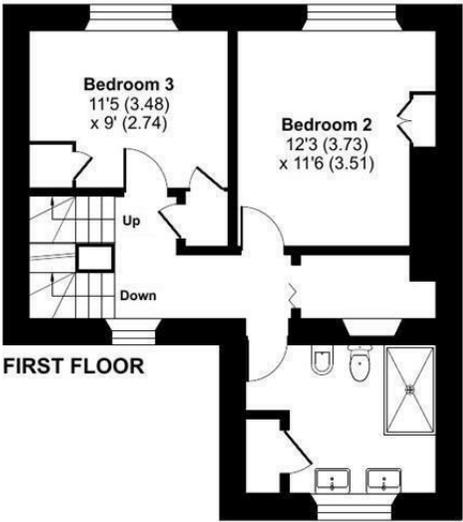
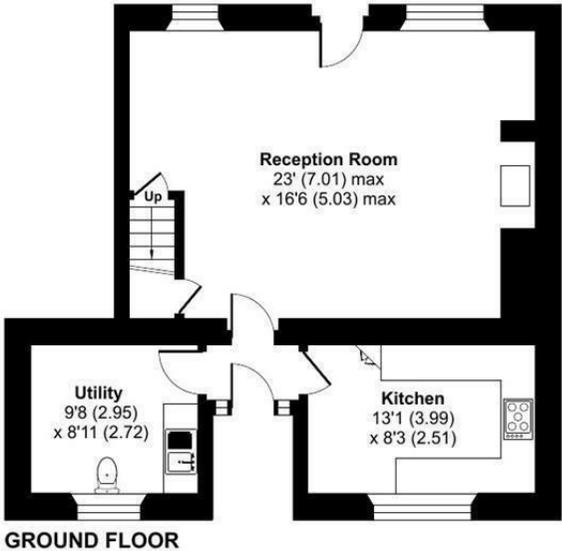


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Denotes restricted head height

Approximate Area = 1331 sq ft / 123.6 sq m
 Limited Use Area(s) = 192 sq ft / 17.8 sq m
 Total = 1523 sq ft / 141.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1075510

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