





📍 90 Kington St Michael, Kington St. Michael,  
Chippenham, Wiltshire, SN14 6HX

🏠 Price Guide £259,950

A beautiful, two bedroom stone built character cottage with pretty gardens situated in the very sought after village of Kington St. Michael within walking distance of amenities.

- Characterful Stone Built Cottage
- Two Double Bedrooms
- Gas Central Heating & uPVC Double Glazing
- Modern Shower Room
- Two Sections Of Garden
- Well presented
- Popular Village
- Close To Amenities
- Great Access to the M4-Junction 17

🏡 Freehold

🏠 EPC Rating D





Charming Two-Bedroom Stone Cottage in the Heart of Kington St. Michael. Situated in the highly sought-after village of Kington St. Michael, this beautiful two-bedroom stone-built character cottage combines period charm with modern convenience. The property is ideally located within walking distance of all village amenities and offers excellent access to the M4 motorway (Junction 17).

The accommodation is arranged over two floors and comprises: an entrance porch, a delightful sitting room featuring exposed floorboards and a working feature fireplace, a well-appointed kitchen, and a rear lobby providing access to the garden, together with a modern shower room.

To the first floor, there are two generous double bedrooms, both offering a wealth of natural light and character features.

Externally, the property benefits from a private rear garden enjoying a sunny aspect, with a timber-decked seating area and level lawn—perfect for outdoor dining and relaxation. A path leads to a further garden area, located approximately 20 metres from the cottage, predominantly laid to lawn with a Summer House enjoying a pleasant outlook over neighbouring countryside. This area offers excellent potential for a vegetable garden, fruit trees, or the keeping of chickens.

#### **Situation**

Kington St Michael is a popular village which has local amenities including an 'outstanding' primary school, public house, village shop, a church, and a recreation field with playground. The village also offers many active community groups. A more comprehensive range of amenities can be found in nearby Chippenham, which is served by a number of supermarkets, including Marks & Spencer's Simply Food and Little Waitrose (a main store can be found in nearby Malmesbury). Chippenham Railway Station, offering a fast service to London Paddington and Bristol Temple Meads, is approximately 3 miles from the property as is junction 17 of the M4 motorway, which offering excellent motor commuting to the larger centres of Bath, Bristol, London and Swindon. The property is within the catchment for two of the Country's top performing secondary schools, with a local school bus service available. In addition, a popular nursery is located in the Village Hall.

#### **Property Information**

Council Tax Band: B

Freehold

Mains water, gas, electricity and drainage.

EPC Rating; D



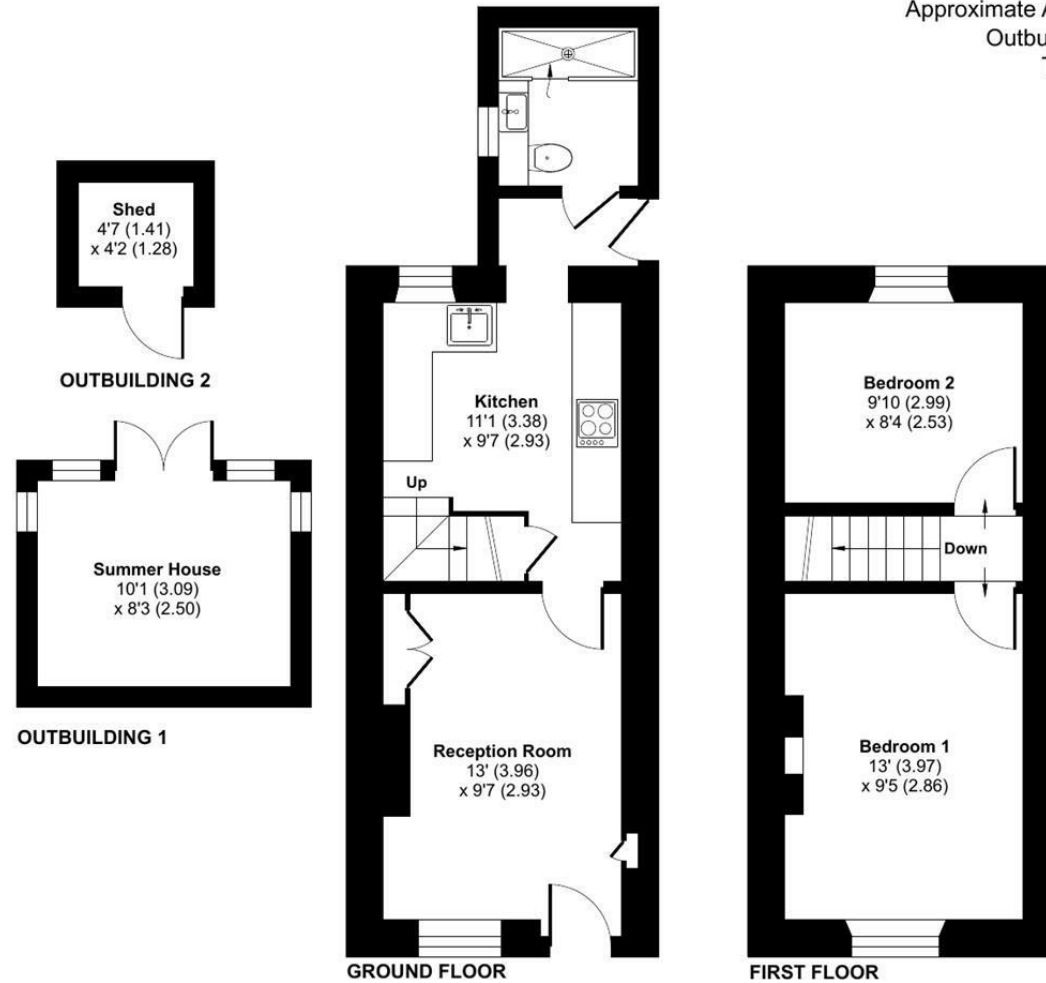
## Kington St. Michael, Chippenham, SN14

Approximate Area = 530 sq ft / 49.2 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 632 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1298468

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