





📍 3 The Close, Kington St. Michael, Chippenham, Wiltshire, SN14 6LE

🏠 Price Guide £500,000

A well proportioned, four bedroom, three reception room, two bathroom, detached house with garage and driveway parking, which occupies a good sized corner plot in a small cul de sac within easy walking distance of the village primary school.

- Detached, Family House
- Four Bedrooms, Three Reception Rooms
- Bathroom & En Suite Bathroom
- Spacious Living Areas
- Primary school within a short 5-minute walk.
- Good Sized Corner Plot
- Garage & Ample Driveway Parking
- Sought After Village Location
- Chippenham Station approx. (10 mins) – Direct trains to London, Bath & Bristol.
- Short Drive To Junction 17 Of The M4

🏡 Freehold

🏠 EPC Rating C





A spacious and versatile four bedroom family home, situated in a peaceful village setting that occupies a good sized corner plot, within walking distance of the village primary school and other amenities.

The property offers flexible accommodation over two floors comprising; storm porch, entrance hall with cloakroom off, sitting room, dining room, large conservatory opening onto the garden, kitchen, utility room, study, principle bedroom with en suite bathroom, three further bedrooms and a bathroom.

Externally there is a small, lawned garden to the front and to the rear there is a good sized, predominately lawned garden which is private and well enclosed.

Integral, single garage with up and over door to front and door into study. Gravelled driveway in front for parking 2 cars.

### **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.

### **Property Information**

Council tax band: C

Freehold

Mains water, gas, electricity and drainage

Gas central heating

EPC Rating; C





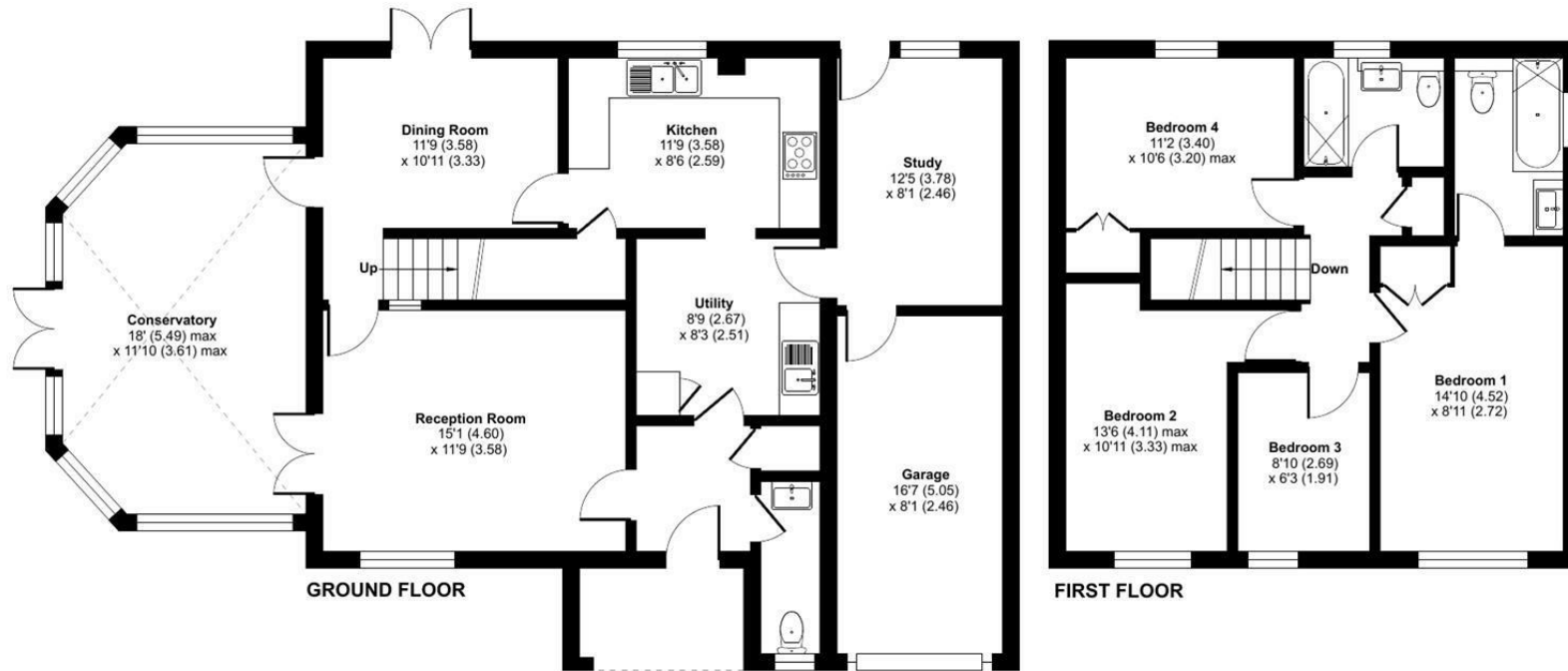
## The Close, Kington St. Michael, Chippenham, SN14

Approximate Area = 1499 sq ft / 139.2 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1632 sq ft / 151.5 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: 1230049

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