

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



50 The Ridings, Kington St. Michael

Price Guide £305,000

Ideally situated 3-bedroom terraced family home in a sought-after village location

3 bedrooms, family bathroom. Entrance porch, kitchen/breakfast room, sitting room, conservatory.

Detached home office, driveway parking, enclosed rear paved area and lawned front garden.



www.blount-maslin.co.uk



50, The Ridings, Chippenham

The Property

Ideally positioned in the heart of the sought-after village of Kington St Michael, this well presented extended three-bedroom terrace home offers the perfect blend of modern convenience and countryside living. The property features a well-equipped kitchen/breakfast room, a welcoming sitting room with an inset woodburning stove, and a light-filled conservatory. With UPVC windows and doors, and thoughtful upgrades throughout, this home is ready to move into and enjoy. The lawned front garden with mature shrubs enjoys an open aspect overlooking the green. A standout feature is the detached home office in the garden, perfect for remote working.

General

All mains connected. A combination gas boiler provides heating and hot water. Wiltshire Council C - £2,162.49 2025/26. EPC rating: C - 72.

Kington St Michael

Kington St Michael is a small, thriving and sustainable village 3 miles north of Chippenham and 9 miles south of Malmesbury. With approximately 700 inhabitants, the village has a community run shop, an Outstanding/Good Ofsted-rated primary school, a popular pub, tea room, village hall, social club, church and a recreation field. Junction 17 of the M4 is some 3 miles distant providing access to Bath, Bristol and Cardiff to the west and Swindon, Reading and London to the east. Chippenham railway station has fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol.

Directions to SN14 6JG

From Malmesbury head south towards Chippenham on the A429. At M4 junction 17 proceed straight over onto the A350 dual carriageway. Turn right at the traffic lights to Kington St Michael. Proceed through the village and the entrance to The Ridings can be found on the left after the traffic calming system.

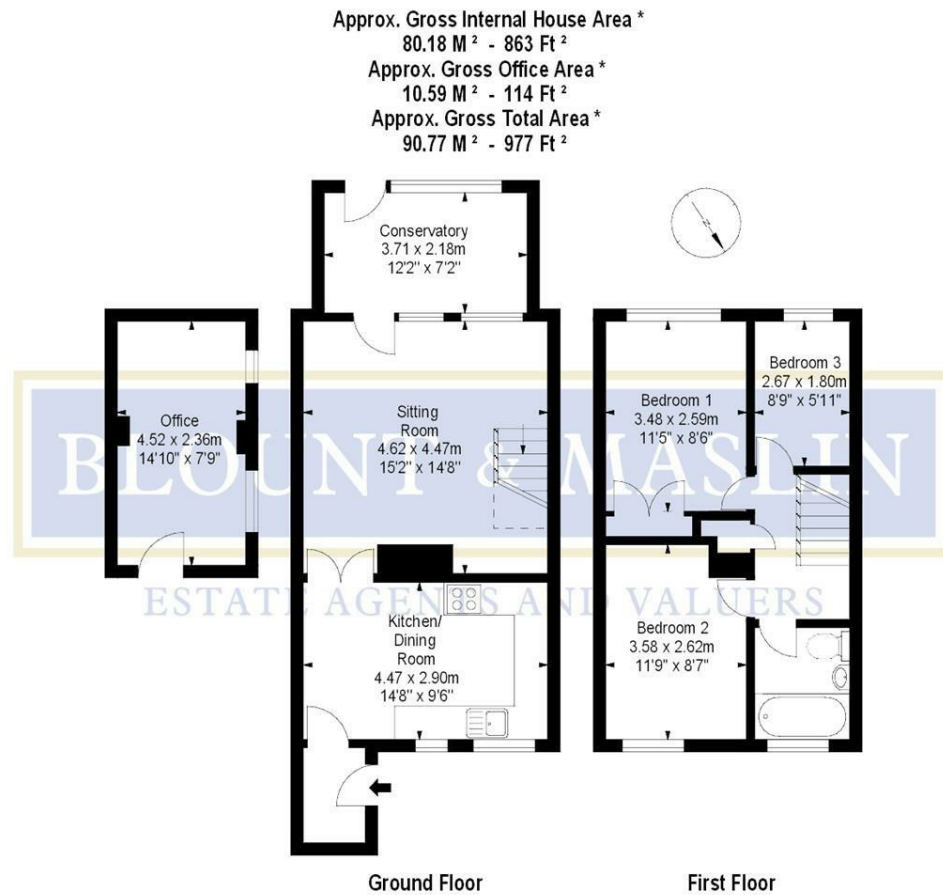


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice