

**4 Silver Street, Kington Langley, Chippenham, Wiltshire, SN15 5NU**

Double-fronted period cottage  
3 double bedrooms  
2 reception rooms  
Light-filled kitchen/dining room  
Planning permission for loft conversion  
Beautiful south-facing garden  
Private off-street parking  
Sought-after village

Accessible to Chippenham train station and the M4  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £500,000**

Approximately 1,167 sq.ft excluding attic

‘Set down a no-through lane, a pretty double-fronted period cottage with a beautiful south-facing garden and planning permission to extend’

### The Property

Positioned down a quiet no-through lane, this end of terraced double-fronted period cottage is located within the picturesque village of Kington Langley, with excellent networks to Chippenham and the M4 corridor. Dating back to the 1700s and constructed of natural stone, the cottage has much character and charm, coupled with a delightful south-facing garden. There is excellent scope to evolve the cottage with planning permission granted (and started) to create a loft conversion adding a fourth bedroom and en-suite.

The accommodation is arranged over two floors extending to around 1,167 sq.ft. The ground floor layout comprises two reception rooms arranged at the front. The living room features a fireplace with fitted storage surrounds. The extended kitchen/dining room is flooded with natural light through double doors flowing out to the sunny garden. To the side, there is a rear lobby and downstairs WC.

On the first floor, there are three double bedrooms and a bathroom with a shower over the bath. Velux windows have been installed within the attic ready for conversion.

The rear garden is a wonderful aspect of the property spanning to some 90ft long enjoying a lovely southerly orientation and a good degree of seclusion. The garden is filled with mature shrub and flower borders and landscaped into various areas including a patio terrace off the kitchen double doors, a good-sized lawn and a vegetable garden arranged at the far end beside a covered timber seating area and three timber sheds. There is off-street parking in front of the cottage for 2 cars and side access to the garden.

### Situation

Kington Langley is an excellent North Wiltshire village situated close to the town of Chippenham with a picturesque village centre



of open common land. This popular village is favoured for its great sense of community and has amenities such as a C of E primary school, parish church, a pop-up café at Church Farm, playing fields and an active village hall. There are many clubs on offer including tennis, croquet and wine. The large town of Chippenham has various facilities, retail parks, a leisure centre and popular secondary schooling options. Nearby towns also include Malmesbury with its wide range of amenities and excellent schools plus a Waitrose, and Corsham (circa 7 miles), a charming North Wiltshire town with an excellent range of facilities including many specialist shops and cafes. The attractive high street has been used in various film productions such as Poldark. Chippenham mainline railway station has regular services to London (Paddington c.75 minutes). There is also convenient easy access to the M4 with junction 17 located only a 5 minute drive away for further travel to Bristol, Bath, Swindon, London and Wales.

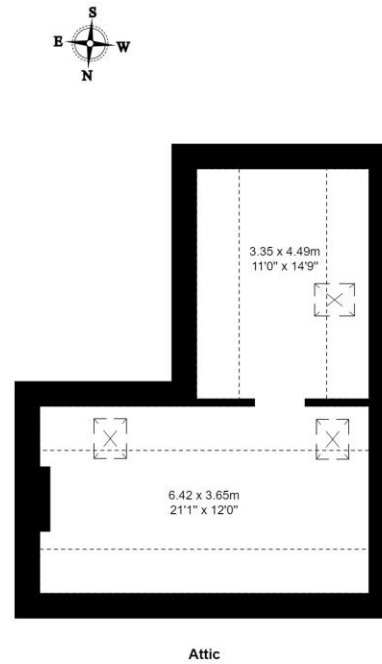
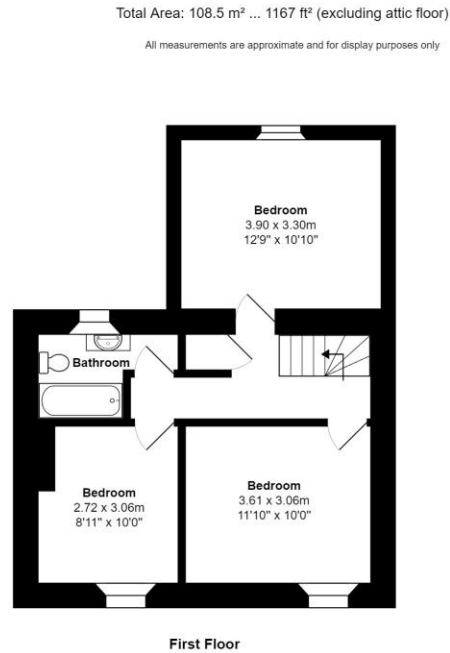
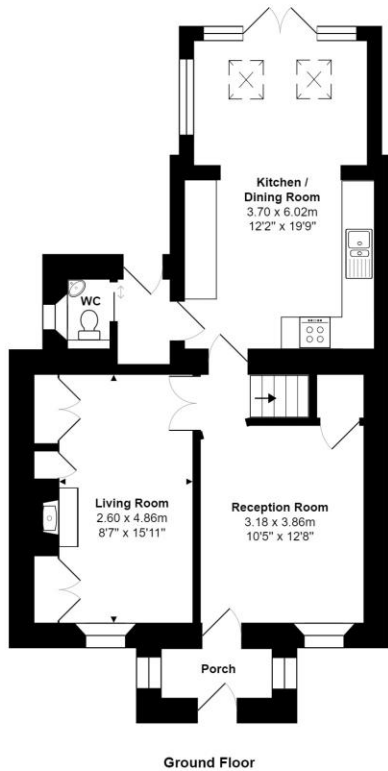
### Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within a conservation area. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

### Directions

From Junction 17 of the M4 follow B4122 Sutton Benger sign off the roundabout. At T junction follow the Chippenham / Kington Langley sign. After the double bend take first right into Kington Langley (Lower Common). Take the first right hand lane into Days Lane and shortly after, turn right into Silver Street. Locate the property on the right hand side. Postcode SN15 5NU  
What3words: ///thing.inflates.wages





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		102
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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