



**Rose Cottage, 7 Upper Common, Kington Langley, Chippenham, SN15 5PE**



Characterful period cottage  
Pretty front and rear gardens  
Spacious, extended accommodation  
4 double bedrooms, 2 bathrooms  
Large living room with fireplace  
Open plan kitchen/dining room  
Off-road parking available



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Offers in excess of £550,000**

Approximately 1,847 sq.ft.

‘A delightful period cottage with pretty gardens and spacious 4 bedroom accommodation of around 1,847 sq.ft.’

### The Property

Rose Cottage is a delightful period cottage set in the heart of Kington Langley along the picturesque Upper Common. Retaining the traditional pretty stone frontage, the cottage has been significantly extended at the rear offering surprisingly spacious room proportions and accommodation extending to around 1,847 sq.ft.

The ground floor opens to an entrance hall with study area adjoining. The spacious 24ft living room has a wood-burning stove within a stone fireplace and fitted storage either side. The living room accommodation flows out to the front garden, perfect to enjoy the morning sun. Double doors lead to the open plan kitchen/dining room which has been well-fitted with a range of units incorporating a dishwasher and Range cooker with gas hob and electric oven. Adjoining the dining area is a utility room, whilst to the other side there is a downstairs WC and storage. On the first floor, there are

four double bedrooms. The main bedroom has an en-suite bathroom whilst the family bathroom has been refitted as a modern shower room. Both of these bathrooms have sensor activated lighting.

To the front of the cottage, off-road parking is available for 2 cars. The cottage enjoys front and rear gardens which have been beautifully landscaped. With a central gated path leading through slate chipping, the front garden features an abundance of namesake roses and a wisteria climbing the cottage elevation. Meanwhile, the colourful rear garden has been landscaped with various seating areas and a raised lawn, all bound by timber fencing.

### 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, 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.

### Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity.

### Directions

From Chippenham, take the A350 towards Malmesbury and at the traffic lights, turn right to Kington Langley. Enter the village and proceed along the lane to Upper Common. Locate the property on the left hand side opposite the red post box. Postcode SN15 5PE. What3words ///laptop.factoring.losing

### Local Authority

Wiltshire Council

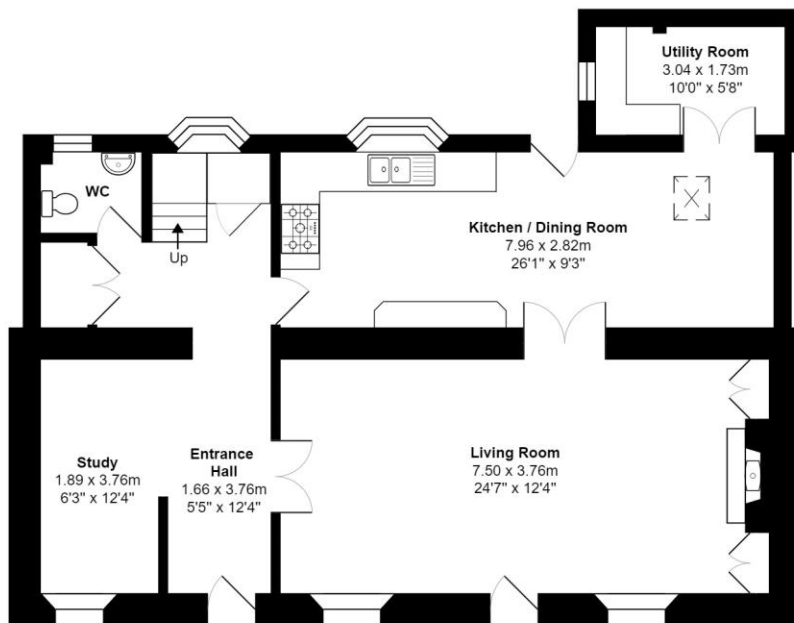
### Council Tax Band

E

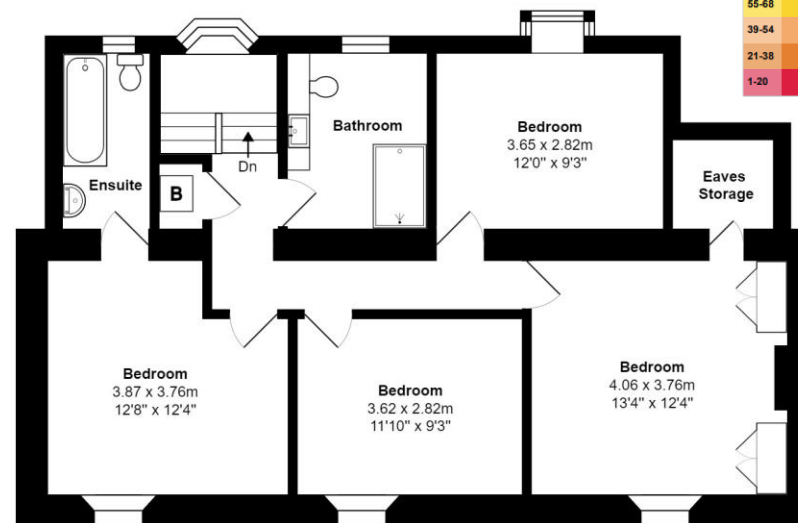








Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Area: 171.6 m<sup>2</sup> ... 1847 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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