



JAMES PYLE & Co.



The Bramleys, 1 Fairleigh Rise, Kington Langley, Wiltshire, SN15 5QF

Detached village house
Secluded position at the end of a private drive
Substantial, family sized accommodation
4/5 bedrooms
3 recently refitted bathrooms
2 receptions and study
Kitchen/breakfast room plus utility room
Double garage and ample private parking
Mature 0.23 acre plot



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £895,000

Approximately 2,479 sq.ft

‘Quietly hidden in a secluded position at the end of a private drive, this substantial detached village house is set within 0.23 acres’



The Property

Set within a secluded plot approaching ¼ of an acre, The Bramleys is a well-appointed detached house situated in the picturesque village of Kington Langley. The property enjoys a quiet position located at the end of a leafy private drive serving only 7 similar executive style homes. Whilst enjoying this peaceful location, the property is well placed for convenient and easy access to the M4 and Chippenham train station. Built in 1989 as the show home, the property has been well-maintained and in most recent years the bathrooms have all been refitted.

The substantial accommodation offers an excellent configuration ideal for family living, arranged over two floors and extending in all to 2,479 sq.ft. to include a double garage. The ground floor layout boasts a large entrance hall with WC off, two reception rooms, further study, kitchen/breakfast room and utility room. The dual-aspect living room has an

open fireplace and connects to the formal dining room through double doors. The dining room is also dual-aspect benefitting from sliding doors out to the garden. The kitchen is well-equipped with integrated appliances and a large walk-in pantry in addition to the useful utility room which has rear access. Upstairs, there is a large multi-purpose room above the garage with fitted wardrobes which can suit a range of uses including a bedroom, hobby room or office. There are four further bedrooms across the landing. Two bedrooms have private en-suite shower rooms. The stylish family bathroom has been fitted with a separate shower and bath.

Externally, the property is accessed over a private gravelled parking area in front of the garage which provides parking for numerous vehicles. The generous gardens are principally arranged to both the front and the rear. The rear garden enjoys a good degree of privacy laid mostly to lawn with a wraparound patio terrace in addition to a further seating area

beneath a pergola.

Situation

Kington Langley is an excellent North Wiltshire village situated only 2 miles from 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 and croquet. The large town of Chippenham has various facilities, retail parks, a leisure centre and popular secondary schooling options. 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 gas fired central heating, mains water and drainage.

Directions

From Chippenham, follow the B4069 to Kington Langley and take the left hand turn onto Lower Common. Take the second right into Fairleigh Rise and locate the property at the very end of the communal drive. Sat nav postcode SN15 5QF. What3words ///slope.gratitude.veered

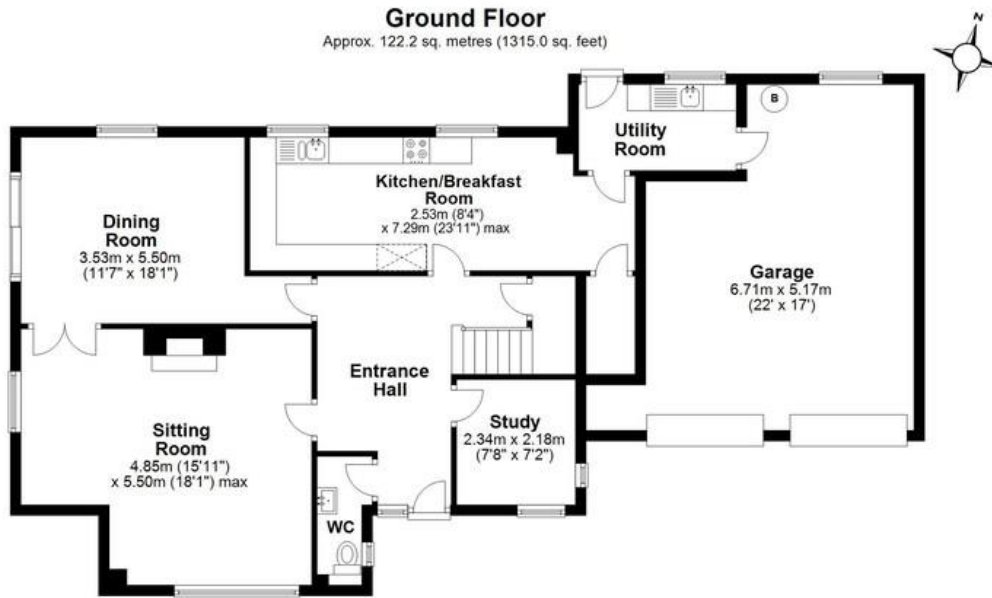
Local Authority

Wiltshire Council

Council Tax Band

G





Total area: approx. 230.4 sq. metres (2479.8 sq. feet)



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577