



4 The Ham, Kington St. Michael, Chippenham, Wiltshire, SN14 6LD

Detached house
 Generously proportioned with scope for upgrading
 3 reception rooms and kitchen
 4 double bedrooms
 Bathroom and shower room
 Private driveway and garage
 Views over neighbouring fields
 Mature private gardens
 Walking distance to amenities
 No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £595,000

Approximately 1,730 sq.ft. excluding garage

‘Situated in this highly desirable village backing onto fields, a recently redecorated detached 4 bedroom house with generous proportions’



The Property

This spacious detached house is tucked away within a cul-de-sac backing onto fields in the desirable village of Kington St Michael. The Ham comprises only 9 detached homes and is conveniently located for easy level walking distance to the village amenities including the shop, pub and primary school. Enjoying a lovely open outlook at the rear over adjoining paddocks, the property has been extended and lends itself to further extension. It has been recently redecorated inside and out and has had some new carpets. The room sizes are well-proportioned throughout with the accommodation arranged over two floors extending to around 1,730 sq.ft (excluding garage).

The ground floor offers a generous amount of reception space including three reception rooms around a central hallway, a kitchen

and downstairs shower room. Upstairs on the first floor there are four double bedrooms, three with fitted wardrobes. The main bathroom is finished with floor-to-ceiling tiles and a shower over the bath.

A front garden sets the property away from the close and is screened by mature hedging. The private driveway leads to the garage with a side passage connected to a rear lean-to style conservatory accessing the garden. The rear garden equally has a great degree of privacy, laid mostly to lawn with seating terraces and a timber shed.

Situation

The sought-after village of Kington St. Michael is located in North Wiltshire and has a thriving community with an Ofsted rated Outstanding Primary School, The Jolly Huntsman Inn, a community ran village shop, post office, village hall and a church. A

more comprehensive range of facilities can be found in the nearby town of Chippenham. A large Morrisons supermarket is approximately one and a half miles away as is Junction 17 of the M4 motorway offering excellent motor commuting to the larger centres of Bath, Bristol, London and Swindon. Main line rail services are located in Chippenham (London Paddington).

Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The solar system is owned outright and is included within the property sale. From 01 March 2022 – 01 March 2023 they produced 3700 kWh of electricity. This is free electricity that can be used for running appliances, producing hot water, etc. In addition, it produces income from solar tariff – an

annual TAX FREE INCOME of £2600. Free electricity and an income! Please contact us for further information.

Directions

Enter the village of Kington St Michael from the Chippenham direction and proceed through the village towards Hullavington/Grittleton. At the centre of the village, take the right hand turn into The Ham to locate the property in the left-hand corner.

Postcode SN14 6LD.

What3words: ///luckier.walked.prevents

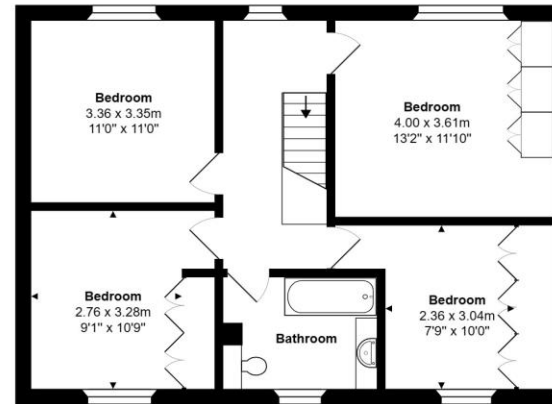
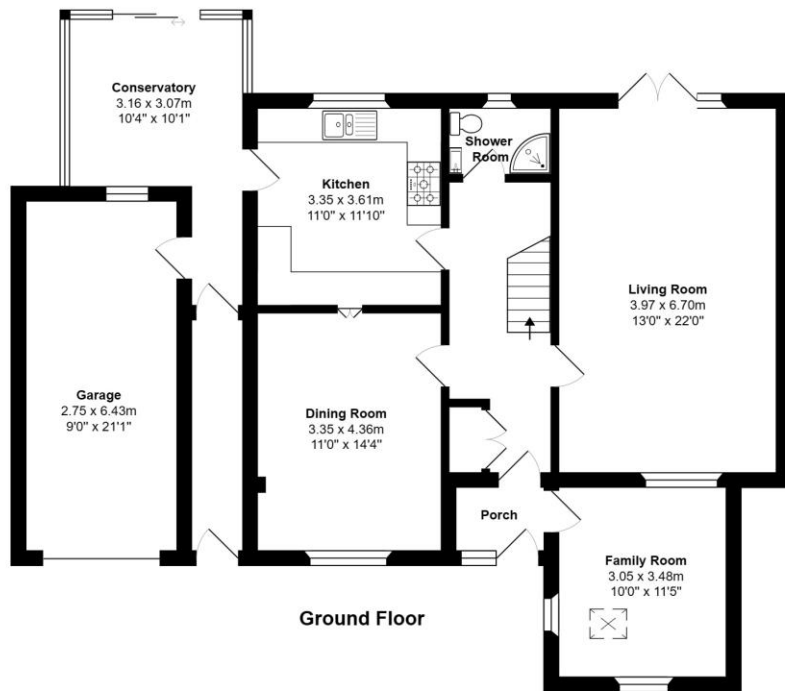
Local Authority

Wiltshire Council

Council Tax Band

F





Total Area: 160.7 m² ... 1730 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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