



JAMES PYLE<sup>®</sup>



**1 Crossing Lane, Langley Burrell, Chippenham, Wiltshire, SN15 4LQ**

Detached modern house  
Eco-credentials with solar panels and a wood-pellet boiler  
Self-contained annexe wing  
5 bedrooms, 3 bathrooms including the annexe  
Kitchen/dining room with underfloor heating  
Large reception room with wood-burner  
South-facing private garden  
Ample parking and double garage  
No chain



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

**Price Guide: £860,000**

Approximately 1,939 sq.ft. excluding garage

‘A versatile detached house incorporating a self-contained annexe, south-facing garden and modern upgrades boasting excellent eco-credentials’

## The Property

1 Crossing Lane is a superb modern house situated in the village of Langley Burrell, which is a popular village just north of Chippenham with an excellent pub and delightful country walks in the vicinity. The village is equally well-suited for the commuter with the M4 motorway accessible within 10 minutes' drive and Chippenham train station within 5 minutes. The property has been significantly improved and upgraded by the current owners boasting eco-credentials and versatility with the inclusion of a self-contained annexe.

The accommodation is beautifully presented, modernised and well-appointed extending to around 1,939 sq.ft arranged over two floors. The reconfigured large kitchen features underfloor heating beneath limestone flooring and is equipped with a breakfast bar, silestone worktops as well as integrated microwave, fridge/freezer, oven, induction hob and dishwasher. The reception space comprises a spacious L-shaped living room with wood-

burning stove and adjoining study area. The ground floor accommodation flows superbly out to the south-facing garden through patio doors.

There are two staircases in the house which has created a self-contained studio annexe to one side with high vaulted ceiling bedroom complete with a Juliet balcony, kitchenette and its own shower room on the ground floor. It also has its own private entrance and garden area. This annexe wing links internally to the main house and therefore the whole can be used as one large 5-bedroom property if required.

From the main part of the house a secondary staircase leads to the principal first floor where there are four double bedrooms, family bathroom and en-suite shower room to the main bedroom. The two bathrooms benefit from underfloor heating.

The property is approached over a drive



leading to a large private parking area in front of the double garage. The secluded sunny garden enjoys a good degree of privacy screened by well-established trees and hedging, laid mostly to lawn with a raised timber decked terrace and cosy firepit area.

## Situation

Langley Burrell is a popular village in a very convenient location close to Chippenham town and the M4 corridor offering the advantage of country life with the ease of convenience. The village has a church, village hall and the popular 'The Langley Tap' pub which is very well regarded for its cuisine. The village is surrounded by beautiful Wiltshire countryside with ample walking routes to explore including the 15th Century Maud Heath's Causeway. Chippenham town has a large range of facilities and schooling options plus a mainline station to London. Junction 17 of the M4 motorway is only 4 miles away providing fast networks to Bristol, Bath, the

M5, Swindon and London.

## Tenure & Services

We understand the property is Freehold with central heating through a wood pellet boiler, mains drainage, water and electricity. The solar panels are wholly owned generating electricity and benefitting from the remainder of a feed-in tariff.

## Directions

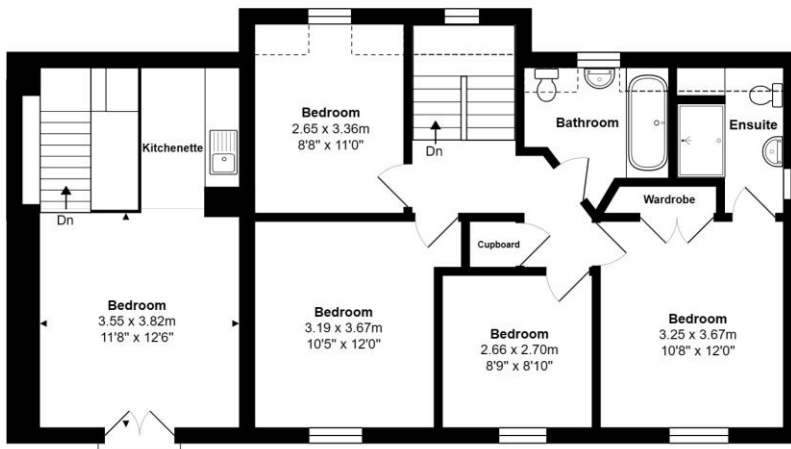
From Chippenham, follow the B4069 towards Kington Langley. Take the next right hand turn into Langley Burrell. Pass the pub and take the next right onto crossing lane then immediately take the right hand drive to the property. Postcode SN15 4LQ.

What3words: ///grit.chimp.corporate

## Local Authority & Council Tax Band

Wiltshire Council - G

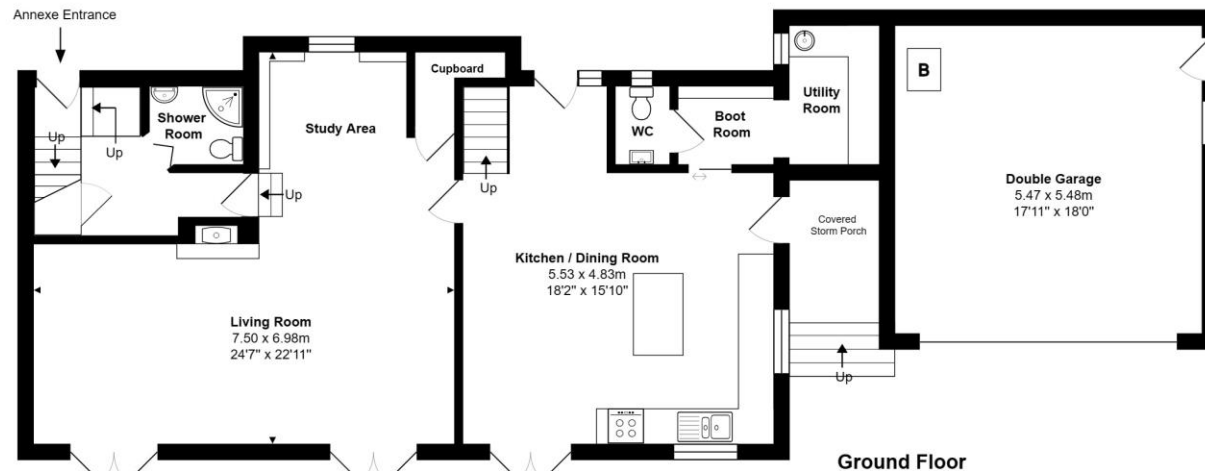




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



First Floor



Total Area: 180.2 m<sup>2</sup> ... 1939 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



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