



**Arch House, Kington St. Michael, Chippenham, Wiltshire, SN14 6JA**

Impressive link-detached house  
Executive close of only 4 homes  
2002 built within the grounds of Kington Manor  
Hidden down a private tree-lined drive  
4 reception rooms and kitchen  
6 flexible bedrooms, 4 bathrooms  
Double garage and private parking  
Enclosed rear garden  
Short walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £895,000

Approximately 2,769 sq.ft excluding double garage

‘Set down a private tree-lined drive just a short walk from the village centre, this impressive family sized home is set within an executive close of only 4 homes built in the grounds of Kington Manor’



### The Property

Arch House is an impressive link-detached house peacefully located overlooking the village church within an outstanding close of only four executive homes built in the grounds of Kington Manor. Screened by mature hedging and set down a beautiful tree-lined drive, the property was constructed in 2002 of natural Farmington stone beneath a slate roof. The substantial family-sized accommodation spans over three floors extending to over 2,700 sq.ft.

Arranged around a central entrance hall, the ground floor layout comprises a living room, dining room with front bay window, kitchen, versatile study and the addition of a garden room. The living room has a cosy gas fireplace whilst the all-weather garden room is warmed by underfloor heating. There is a downstairs shower room located off the entrance hall. Galleried timber stairs ascend the first and second floor. On the first floor there are four

bedrooms and a family bathroom. The magnificent principal bedroom suite is a flexible and generous area including a dressing room, bedroom, and full en-suite bathroom. On the top floor there are two further bedrooms and a bathroom.

To the rear of the house there is a double garage with power connected and private driveway parking in front. Fully enclosed and secure, the garden is well-maintained and mature with plentiful borders, a lawn and patio terrace.

### 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, traditional cafe, village hall, and church. There is a bus stop situated only a 2-minute walk away with services to local secondary schools and the

towns. 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).

### Additional Information

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

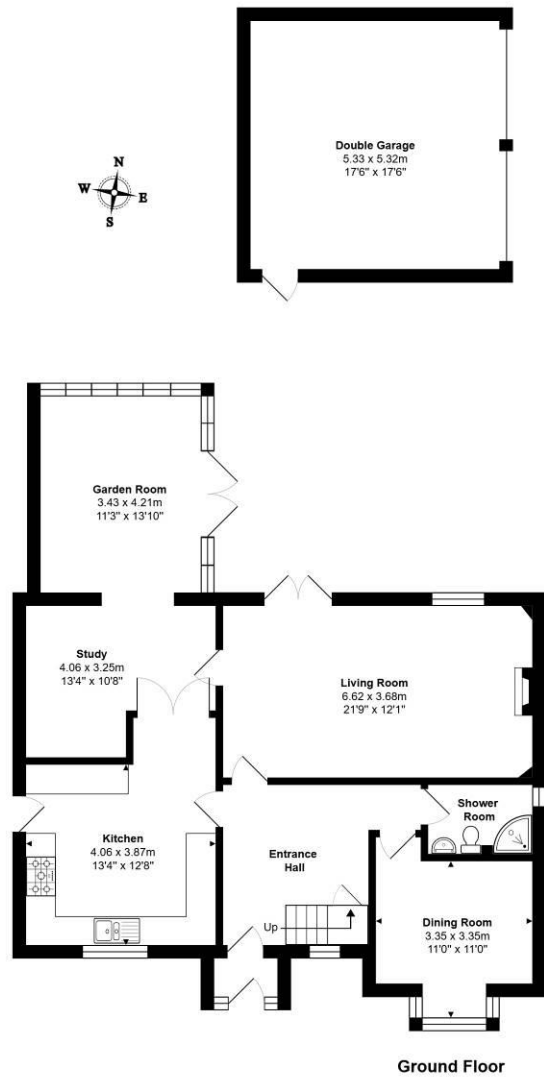
### Directions

From Chippenham, follow the A350 towards the M4 and take the left hand turn to Kington St. Michael. Enter the village and take the first left hand turn onto Manor Close. Continue straight ahead through the private stone gate pillars then turn into the private drive on the right to locate Arch House ahead. The garage and parking are located behind.

Postcode SN14 6JA

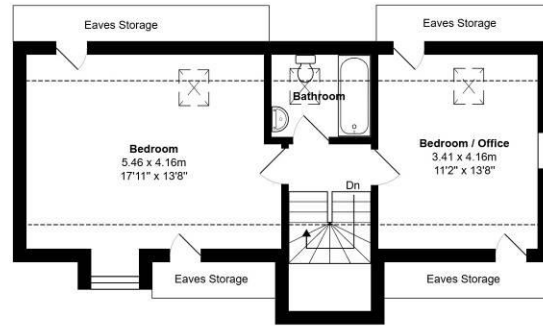
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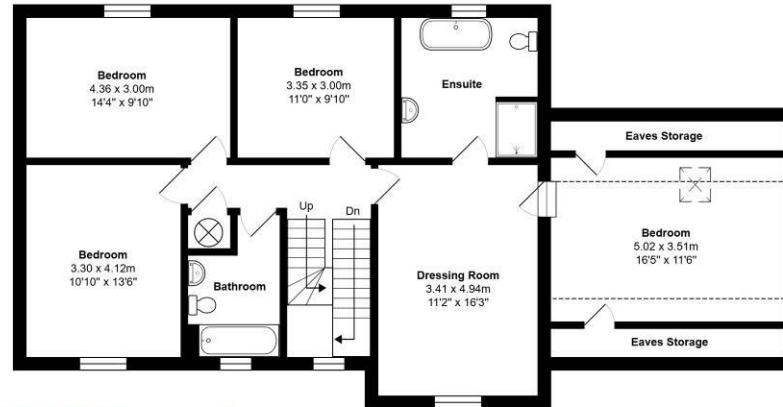


Total Area: 257.3 m<sup>2</sup> ... 2769 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



Second Floor



First Floor

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>	69	78
(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	



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