



JAMES PYLE & Co.

Grafton, Plough Lane, Kington Langley, Chippenham, Wiltshire, SN15 5PS

Detached Modern Home
Substantial Extended Accommodation
Large Mature Garden
Garaging & Parking
Popular Village
4 Bedrooms, 2 Bathrooms
Walking distance to amenities



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4 The Old School, High Street, Sherston, SN16 0LH
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Approximately 0.40 acres
Approximately 2,312 sq ft

Price Guide: £700,000

‘A substantial detached home with a large 0.40 acre mature garden, positioned on the western edge of the village within walking distance to amenities and convenient access to Chippenham and the M4’



The Property

Grafton is an individual detached home constructed in 1976 set within the popular village of Kington Langley conveniently located for access to Chippenham and the M4. The property has been extended numerous times over the years and offers substantial and flexible accommodation extending in all to 2,312 sq.ft whilst there is scope for further development. To the rear of the property lies a large mature garden of approximately 0.40 acres.

Internally, the spacious ground floor boasts ample reception space including a large open plan living room with open fireplace and double doors to the garden, interconnecting to a conservatory and dining area. The modern fitted kitchen/breakfast room leads to a side utility room with workshop off and access to one of the garages. Upstairs, there are four good sized bedrooms and a family

bathroom. The principal bedroom suite generously features both an en-suite shower room and a dressing room.

Grafton is set back from the lane and screened by mature hedging at the front. There is ample private parking in front of the property in addition to the two garages. One of the garages adjoins a useful storeroom which offers potential as a home office. The garden is a notable feature of the property, laid mostly to lawn intersected with well-established trees and shrubs whilst towards the far end there is a large well-stocked productive vegetable garden and small orchard beyond.

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 central heating, mains drainage, electricity and water.

Directions

From the M4 (Junction 17) head south on the A350 towards Chippenham. at the first traffic lights, turn left into Plough Lane. Locate the property shortly afterwards on the left hand side. Sat nav postcode SN15 5PS

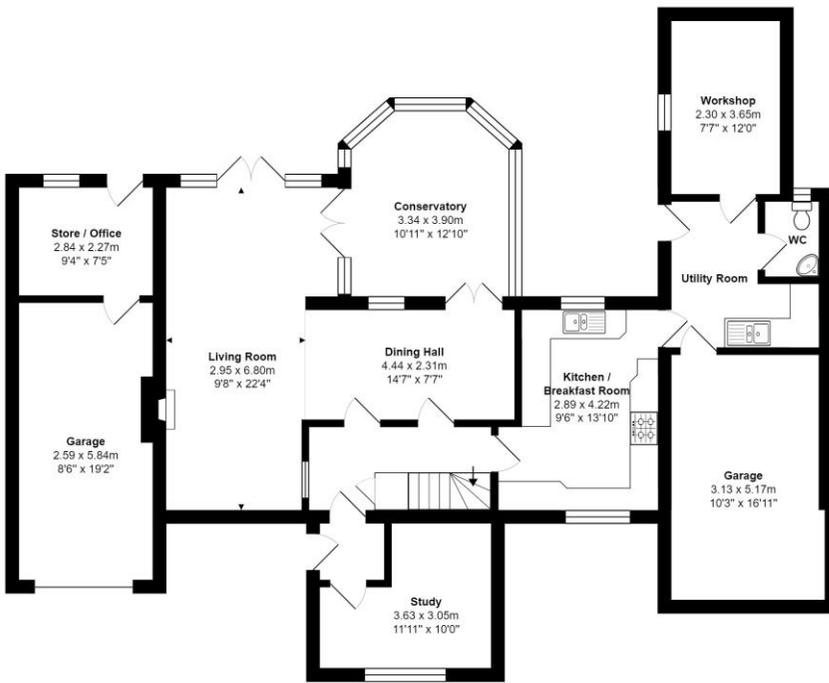
Local Authority

Wiltshire Council

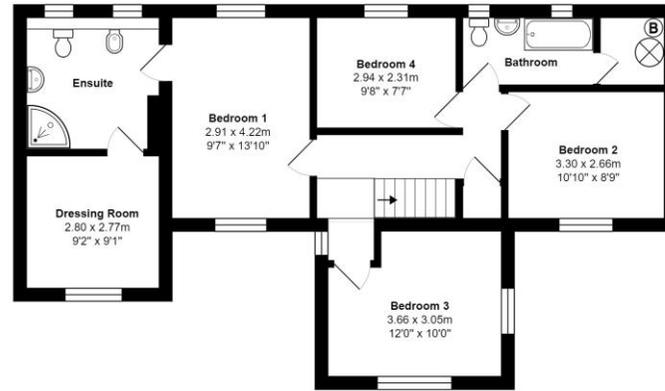
Council Tax Band

E £2,394





Ground Floor



1st Floor

Total Area: 214.8 m² ... 2312 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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