



JAMES PYLE & Co.



Violet Cottage, Drifton Hill, West Kingston, Chippenham, Wiltshire, SN14 7JQ

Sought after village location
Peaceful backwater yet accessible
5 Bedrooms
3 Bathrooms
3 Receptions Rooms
Gardens

Approximately 2,515 sq ft



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Price Guide: £1,100,000

‘A charming and well presented Grade II listed family home set in a picturesque countryside village’

The Property

Believed to date back to 1839, this delightful Grade II listed village property was sympathetically extended in 2008 by the current owners to create the spacious family home that it is now. The property offers modern living space arranged over three floors, with a wealth of character and period features that balance perfectly with more recent contemporary additions. The current owners enter the house via the door to the kitchen, which has a wonderful traditional farmhouse style, with a four door electric AGA, bespoke units with granite work surfaces, natural stone flooring and a stable door leading out to the terraces. From here steps lead down to the family room with solid oak flooring and double doors leading out onto the gardens. Beyond this is the dining room with open fire and staircase leading up to two double bedrooms and a family bathroom which are independently accessed, making ideal guest rooms.

From the kitchen a wooden staircase leads up to a glazed atrium, which blends the old and new sections of the house together; on this floor is the living room which has bi-fold doors leading directly onto the higher gardens, a double bedroom and a shower room. On the second floor is the master bedroom with a charming Juliette balcony overlooking the garden, a further double bedroom and a bathroom.

Situation

Violet Cottage is situated in the heart of the idyllic village of West Kington, an area of Outstanding Natural Beauty within the Badminton Estate. It is a highly desirable Cotswold village due to the sought after combination of having superb communications links whilst remaining rural, peaceful and undisturbed. The village comprises a hamlet and a church but there is a thriving community and excellent pubs, village shops and schools nearby in Acton Turville and Marshfield. Chippenham



provides a comprehensive range of shopping facilities meeting all day to day needs, whilst the City of Bath, a cultural hub in the region provides first class shopping, restaurants, educational and leisure facilities.

The property is well placed for commuting with easy access to both Junction 17 and Junction 18 of the M4 which link to London and the wider national motorway network. High speed rail links are available from Bath Spa and Chippenham stations to London Paddington at a journey time from 75 minutes. Bristol Airport (25 miles) provides a wide range of national and international flights. There are a number of excellent schools in the area including Badminton, Sheldon School in Chippenham, St Mary's Calne, Dauntsey's, Stonar, in addition to those in Bath.

Services

Mains water, Electricity. Private Drainage

system, Oil fired central heating

Directions

From the M4, Junction 18, head north on the A46 and turn immediately right and then right again, following the lane to Tormarton village. Turn right and take the lane for about 1 mile towards Marshfield and take the left turn signed for West Kington. Follow the lane for a mile or so down into West Kington village (Drifton Hill) and over the bridge, Violet Cottage is on the right. (NB: Please do not use the post code for sat nav, instead use Drifton Hill, West Kington.)

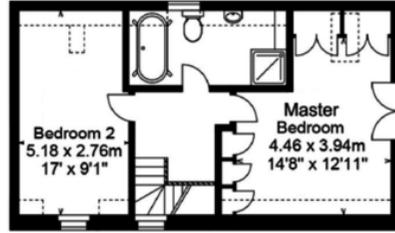
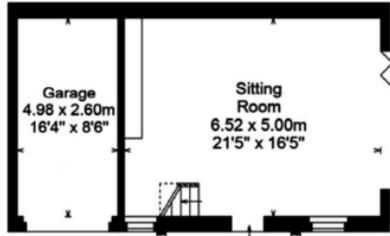
Local Authority

Wiltshire Council

Council Tax Band

F £2,769



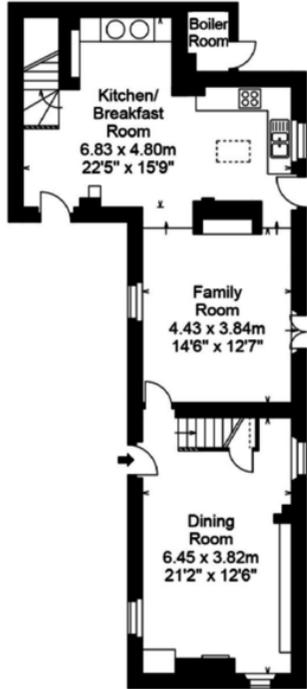


Second Floor



Approx. Gross Internal Area 2515 sq.ft. 234 sq.m

Approx. Garage Area 14 sq.ft. 13.4 sq.m



Ground Floor



First Floor



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