



JAMES PYLE^{CO.}

Sundial House, Swindon Road, Kington Langley, Wiltshire, SN15 5NB

Grade II Listed detached house
 Newly refurbished and extended
 Impressive high quality finish
 5 bedrooms
 Luxurious master suite with dressing room and
 en-suite
 3 reception rooms
 Kitchen/breakfast room with underfloor heating
 Annexe/home office/gym
 Large private sunny garden
 Generous parking and outbuildings



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,535,000

Approximately 3,953 sq.ft and 1 acre

‘Boasting a very impressive enviable interior, this newly refurbished Grade II Listed detached house is set within 1 acre of gardens complete with an annexe/home office/gym’

The Property

Sundial House is a beautiful, detached Grade II Listed home situated on the edge of the sought-after village of Kington Langley. The property commands a large garden of approximately 1 acre with mature trees providing a secluded oasis of privacy. In recent times, the property has been completely refurbished, extended, and remodelled internally finished to an exceptional standard creating an enviable home depicting a page from 'Homes & Gardens'. The renovation has been sympathetic to the house's history retaining its magnificent character while installing modern upgrades such as underfloor heating in the kitchen/breakfast room and wired in WiFi throughout. With a striking white rendered front elevation featuring hoodmould stone mullion windows, the property was constructed in the late 17th Century and later extended in the 18th Century, and still features its mesmerising namesake Sundial on the front elevation which is dated 1685.

The substantial family sized accommodation extends in all to 3,150 sq.ft. spanning over three

floors. At the heart of the home is the newly finished kitchen open plan to the breakfast room warmed by underfloor heating beneath the limestone tiling. The stunning deVOL fitted kitchen is thoughtfully designed with sockets hidden within the units and has a central breakfast bar with sink and integrated dishwasher. Double patio doors from both the kitchen and breakfast room spill into wraparound sun terraces. Across the hall, there is a spacious deVOL fitted utility room which serves as a very valuable space for country living with a built-in freezer and an adjoining WC. Within the older part of the house, there are three reception rooms comprising a dining room with panelling and wood burner, a living/sitting room featuring another wood-burner and charming window seats, and a study which also has beautiful panelling, stone flooring and side access.

The first floor layout includes four generous bedrooms and the family bathroom. The principal bedroom suite is a particularly impressive feature, comprising a double bedroom with timber vaulted ceiling and floor to ceiling gable window end overlooking the garden, a dressing room adjoins, and a luxurious stylish en-suite bathroom is fitted



with a centred roll-top bath and large walk-in shower unit. On the second floor, there is a further characterful bedroom with an ante room, and loft storage beside.

In addition, the property has a self-contained annexe currently utilised as a home office and gym with shower room. This superb versatile addition can suit various other needs including housing a dependent relative or a live-in nanny. Adjoining the annexe is a carport and storerooms.

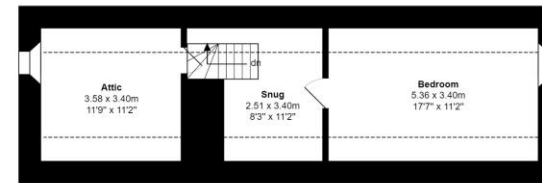
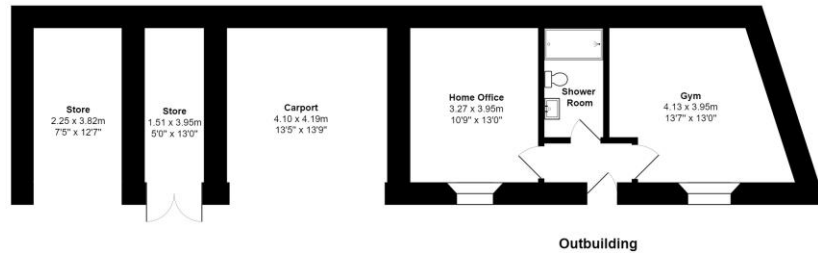
There is a generous amount of private parking at the rear entered through a double five-bar gate. The large garden is arranged to the southerly and western aspects enjoying a sunny orientation. The garden has an extensive lawn edged by mature trees and patio terraces adjoining the side of the house.

Situation

Sundial House enjoys a well-established private position on the edge of the village of Kington Langley and 1.5 mile from the town of Chippenham which has a train station. There is excellent access

onto the surrounding countryside by an adjacent footpath. The property is also well-located for convenient access to the M4 corridor with Junction 17 only a 5 minute drive away. Kington Langley is an excellent North Wiltshire village situated close to 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, croquet and wine. The large town of Chippenham has various facilities, retail parks, a leisure centre, cinema and popular secondary schooling options. Nearby towns also include Malmesbury with its wide range of amenities and excellent schools plus a Waitrose, and Corsham (circa 7 miles), a charming North Wiltshire town with an excellent range of facilities including many specialist shops and cafes. The attractive high street has been used in various film productions such as Poldark. Chippenham mainline railway station has regular services to London (Paddington c.75 minutes). The M4 motorway provides network for further travel to Bristol, Bath, Swindon, London and Wales.





Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. There is a wired WiFi and CCTV system. Ultrafast Full Fibre broadband is available at the property.

Directions

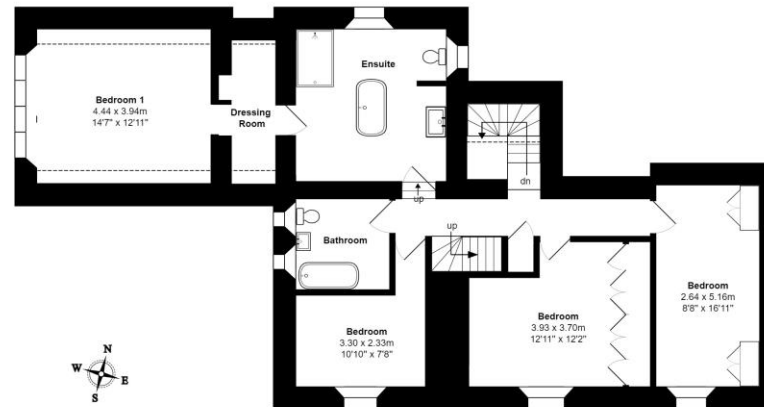
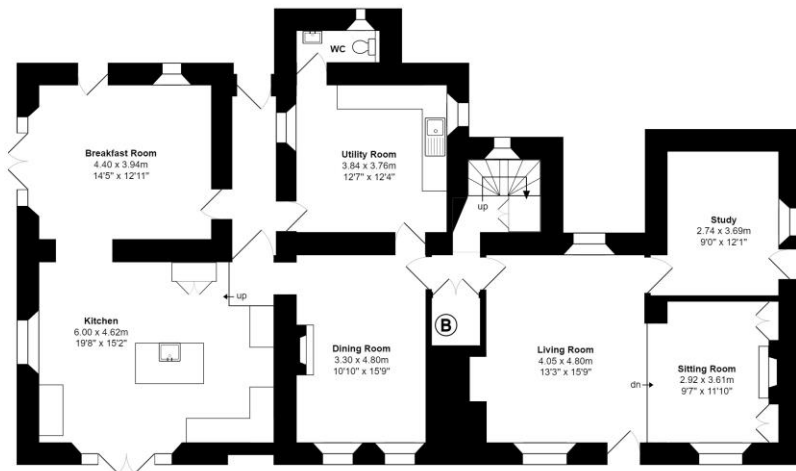
From Kington Langley village centre, head east along Lower Common to leave the village and then turn left at the junction towards Sutton Benger and onto Swindon Road. After a short distance as the road bends, locate the driveway to Sundial House on the left hand side. Sat nav postcode SN15 5NB

Local Authority

Wiltshire Council

Council Tax Band

G £3,366



House Area: 292.7 m.sq ... 3150 sq.ft

Total Area: 367.3 m² ... 3953 ft²

All measurements are approximate and for display purposes only

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