



3 Bedroom  
Semi-Detached  
Cottage in  
Kington St Michael

£1,800 PCM

20 Kington St Michael  
Chippenham  
SN14 6JE



Victoria Allman  
lettings

- Characterful three-bedroom period cottage
- Recently refurbished throughout
- Heart of the popular village of Kington St Michael
- Three Bedrooms, two reception rooms
- Large front and rear gardens
- Off-street parking for two cars
- Easy access to M4 Junction 17 and Chippenham mainline station
- Council Tax Band E (Wiltshire)
- EPC Rating D
- Available unfurnished from July on a long-term let



3



1



2



D

## SUMMARY

Set in the heart of the sought-after North Wiltshire village of Kington St Michael, this characterful three-bedroom cottage has been recently refurbished throughout and benefits from a large garden and off-street parking.

An ideal home for a family or professional couple, the property is well-placed for access to the M4 motorway and Chippenham's mainline rail station.

Available on a long-term let from late July.

## DESCRIPTION

20 Kington St Michael offers spacious accommodation arranged over two floors and has been thoughtfully refurbished throughout. On the ground floor, you enter into a welcoming dining / reception room which flows through into the newly fitted kitchen, and on to a separate utility room with WC. A lovely dual-aspect living room with an attractive fireplace completes the ground floor.

Upstairs, there are two good-sized double bedrooms and a third bedroom which works equally well as a study, all served by a modern family bathroom with shower over bath.

Outside, a generous front and rear garden is mainly laid to lawn with a useful outbuilding for storage, together with off-street parking for two cars.

## SITUATION

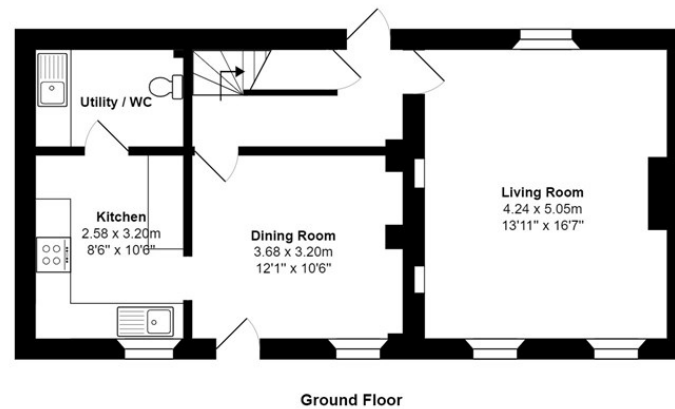
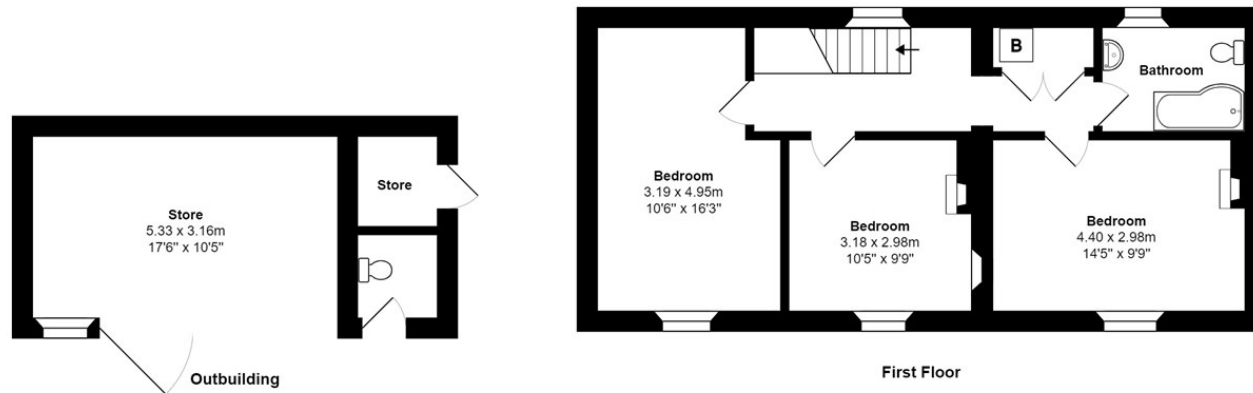
Kington St Michael is a thriving and well-served North Wiltshire village just 3 miles north of Chippenham. The village has a strong community spirit and a good range of local amenities, including a community-run shop with Post Point, the popular Jolly Huntsman Inn, a well-regarded primary school, village hall and church.

A more comprehensive range of shopping and leisure facilities can be found in Chippenham, including retail parks, supermarkets and a community hospital, alongside excellent state secondary schools and a number of well-regarded independent schools in the wider area. The nearby towns of Malmesbury and Corsham offer a good selection of independent shops, cafés and restaurants.

The property is well-placed for commuters, with Junction 17 of the M4 just a short drive away, providing easy access to Bath, Bristol and Swindon. Chippenham station, around 15 minutes by car, offers direct services to London Paddington in under 70 minutes.







Total Area: 111.8 m<sup>2</sup> ... 1204 ft<sup>2</sup> (excluding outbuilding)

All measurements are approximate and for display purposes only

## DIRECTIONS

Enter the village of Kington St Michael from the Chippenham direction. Pass the Jolly Huntsman Inn on your left. The property is on the right hand side, just after the shop.

Postcode: SN14 6JE

What3Words:

///insolvent.battling.shelf

## CONTACT

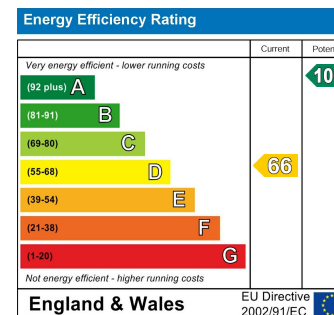
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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas-fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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