



4 Bedroom  
Country House  
in Kington Langley

£3,400 Per Month

Overdale  
8 Upper Common  
Kington Langley  
Chippenham  
SN15 5PG



Victoria Allman  
lettings

- Beautiful & spacious detached period house
- Great village location with easy commuter access
- Wraparound gardens backing on to open countryside
- 5 generous reception rooms
- 4 bedrooms, two bathrooms
- Kitchen/breakfast room & separate utility room
- Detached double garage & extensive parking
- EPC Rating E
- Council Tax Band G (Wiltshire)
- Available part-furnished from mid-August



4



2



4



E

## SUMMARY

Overdale is a stunning natural stone period house located in the picturesque village of Kington Langley. Set within beautiful gardens and rolling countryside beyond, this elegant and spacious four bedroom property offers a perfect base for a family looking to enjoy a great rural location, whilst also benefitting from easy access to Bath, Bristol, Swindon and the mainline train service from Chippenham.

Overdale is available part-furnished from mid-August on a long-term let.

## DESCRIPTION

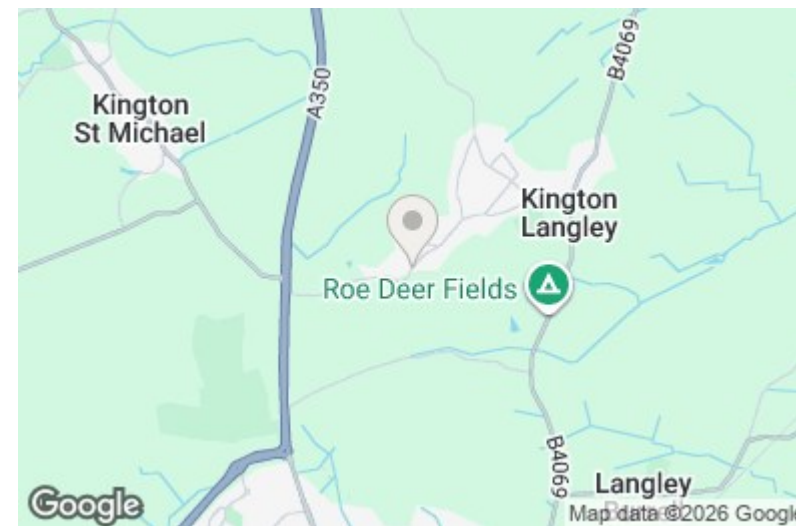
Originally two cottages, Overdale has been extended and updated to create a truly delightful family home. The generous ground floor layout incorporates four reception rooms including a magnificent reception hall with a galleried staircase at the heart of the house, and a beautiful principal living room complete with a traditional stone fireplace with woodburner. Completing the ground floor, there is a dining room, a snug with French doors out to the rear garden, a study and downstairs WC. The large kitchen/breakfast room stretches across the rear of the house with stylish fitted cupboards and integrated appliances, as well as a separate utility room. Upstairs there are four good-sized bedrooms and a family bathroom equipped with a separate bath and large walk-in shower. The principal bedroom suite has an impressive ensuite shower room alongside a dressing area with fitted wardrobes. The property is beautifully presented throughout whilst retaining many period features including exposed beams, natural stone walls, and stone mullion windows.

The property has a wraparound garden which backs on to open fields. Laid predominantly to lawn, there is also an attractive patio terrace off the rear patio doors which is ideal for outdoor entertaining. There are front and rear driveways offering ample parking, as well as a front double garage.

## LOCATION

Kington Langley is a popular, picturesque North Wiltshire village close to the market town of Chippenham. There is a strong community spirit in the village and a good range of amenities including a well-regarded primary school, parish church, playing fields and an active village hall. The large market town of Chippenham offers a broad range of amenities including retail parks, various supermarkets and a community hospital. There are also excellent state secondary schools in Chippenham, as well as various well-regarded private schools in the area. The nearby North Wiltshire towns of Malmesbury and Corsham offer more specialist independent shops, cafes and restaurants.

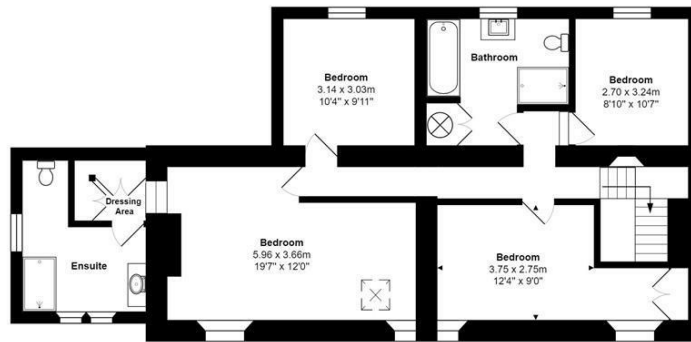
Kington Langley has excellent transport links. Junction 17 of the M4 motorway is 5 minutes away, providing quick and easy access to Bath, Bristol and Swindon. Chippenham station - just 10 minutes' drive - offers direct trains to London Paddington in under 70 minutes.



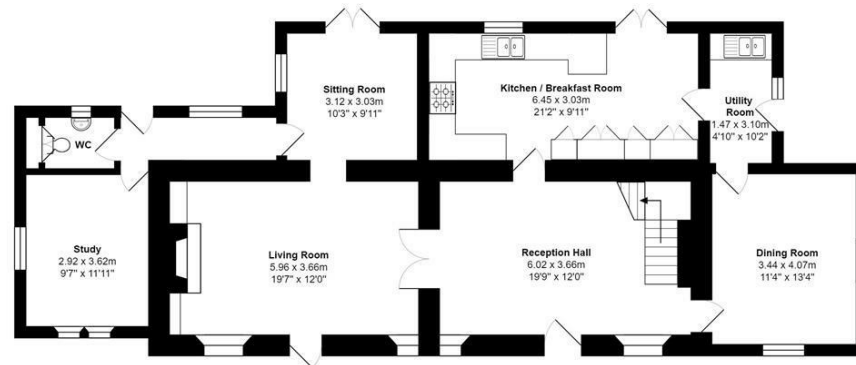
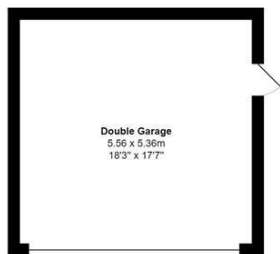


Overdale - showing the beautiful wraparound garden and open fields to the rear.





First Floor



Ground Floor

House Area: 216.6 m.sq ... 2332 sq.ft

Total Area: 271.2 m<sup>2</sup> ... 2919 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## DIRECTIONS

From Junction 17 of The M4, head south on the A350 towards Chippenham. At the first set of traffic lights, turn left into Plough Lane and follow the road into Kington Langley. The property is on the left-hand side just before the turning for Parkers Lane.

Postcode: SN15 5PG

What3Words:

///extra.unclaimed.define

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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