

Field House

Kington Langley, Chippenham, Wiltshire





A beautifully converted and well thought out former model farm building situated in a private position with far reaching views.

M4 (Jct 17) 2 miles, Chippenham 2 miles (London Paddington 64 minutes), Malmesbury 8 miles
Bath 16 miles Cirencester 19 miles, Swindon 24 miles, Bristol 25 miles, London 97 miles
(All distances and times are approximate)



Summary of accommodation

Field House

Entrance hall | Sitting/dining room | Kitchen/breakfast room | Study (bedroom 5) | Boot room | Utility room
Four bedrooms, two with en suite bathrooms | Family bath and shower room

Outside

Parking | Private gardens

About 0.79 of an acre

Situation

Times and distances are approximate.



Chippenham and Sutton Benger.



Langley Burrell – The Langley Tap
Kington St Michael- The Jolly Huntsman
Sutton Benger- The Wellesley Arms



Chippenham - London Paddington (from 64 mins), Bristol Temple Meads from 22 mins.



Langley Fitzurse Primary School,
Hardenhuish & Sheldon School,
Chippenham, Westonbirt, St Margaret's
and St Mary's.



Excellent walking and cycling on the
extensive network of footpaths, and roads
bridleways across North Wiltshire.



Newbury and Bath. Eventing, polo and
hunting in the locality.



Bowood, Chippenham and Castle Combe.



Cotswold Water Park.



Bristol 35 miles, Heathrow 82 miles.



Field House

The property is a striking and well-thought-out 2018 conversion, situated on the edge of the sought-after Langley Gate hamlet, next to the popular village of Kington Langley in North Wiltshire. Formerly part of a model farm, the property retains many original features, such as the beautiful rounded roof and exposed beams, and uses materials such as red brick, timber beams, and panels, which have a significant effect.

The stylish home offers well thought out living space arranged around an open ended courtyard. The accommodation is spacious and naturally light, all with views over the private garden and open countryside beyond.

An entrance hall leads to a fabulous barrel roofed main reception room and study (possibly bedroom 5). In the centre is the kitchen breakfast room with a large utility room and a boot room next door. On the far side of the courtyard are three ground floor bedrooms, a first floor bedroom (bedroom 4), a dressing room, and three bathrooms.





Gardens

The gardens start in the central courtyard, primarily a lawn flanked by lavender paths and a terrace, an excellent outside entertainment space. These open across the lawn and on to an orchard and ornamental pond.

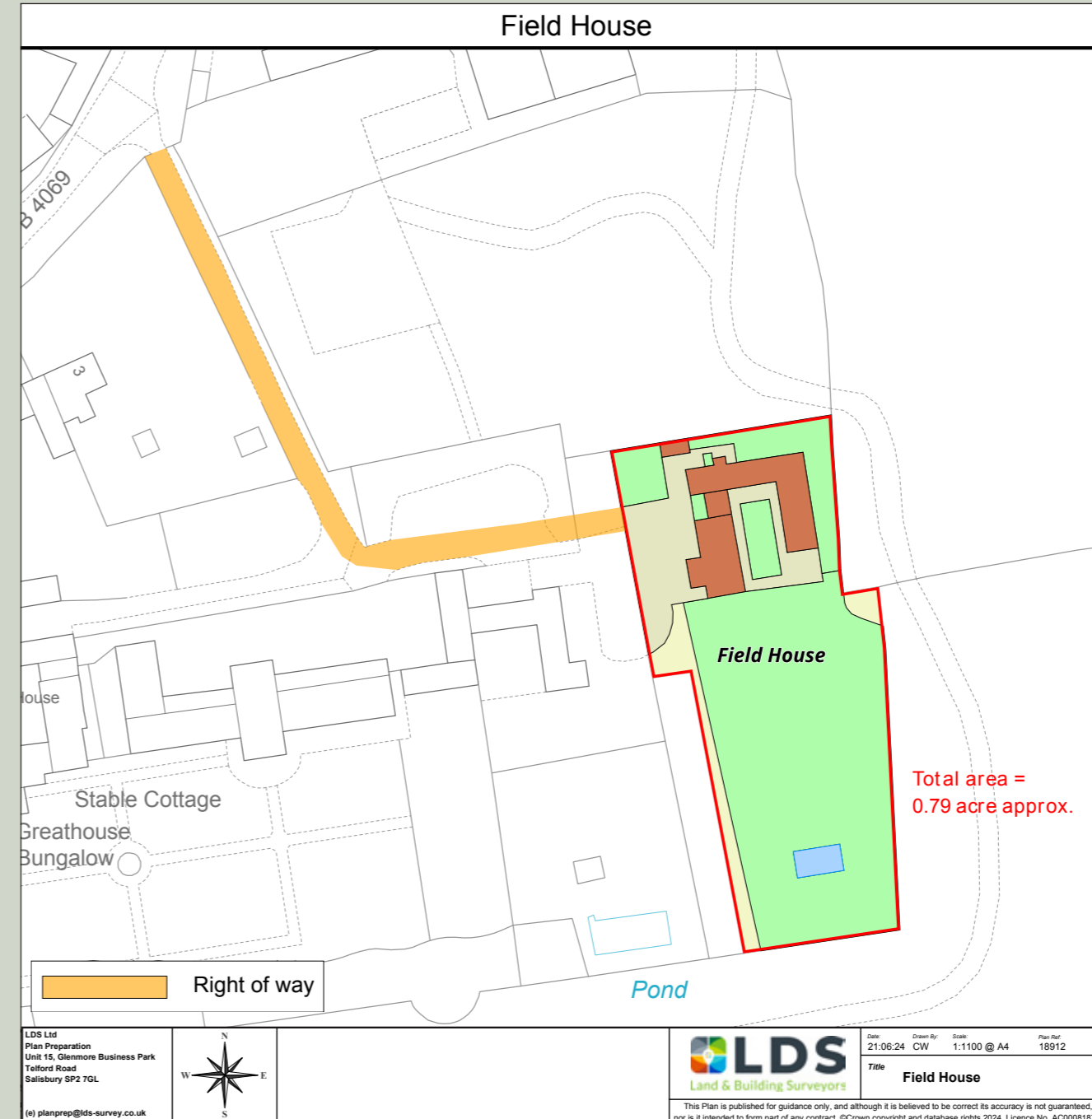
There is extensive parking and space to build garaging if required.

In all, about 0.79 an acre.

FLOOR PLAN

Approximate Gross Internal Floor Area

Total: 249 sq m / 2,680 sq ft



PROPERTY INFORMATION

Property Information

Services:

Mains water and electricity, ground source heat pump for heating and hot water. Private drainage.
High speed broadband is available.

Tenure:

Freehold

NHBC Warranty:

Expires 2028

Local Authority:

Wiltshire Council

Council Tax:

Band G

EPC:

Band C

Postcode:

SN15 5SE

What3words:

///grape.interrupt.marmalade

Guide Price

Offers in the region of £1,100,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: June 2024. Photographs dated: June 2024. Capture Property 01225 667287.

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