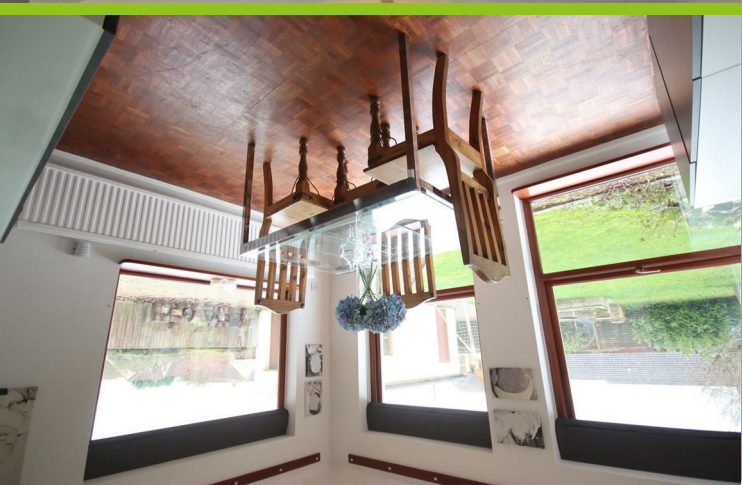
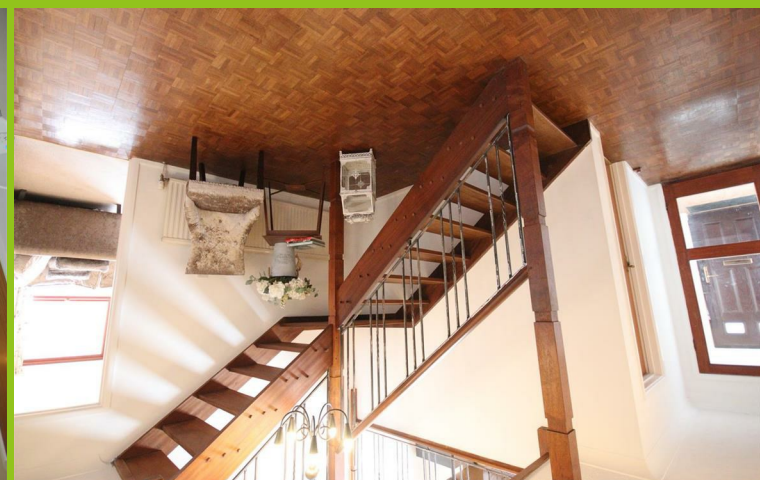




Oakentor, Chippenham, SN14 6JF

An individual four bedroom detached house set on a generous plot within this sought after village offering swift and easy access to a range of amenities. The property offers spacious and flexible accommodation with the ground floor offering an entrance porch leading to an impressive reception hall, guest cloakroom, sitting room with open fire, a separate dual aspect dining room, kitchen/breakfast room, utility room, rear porch and a fourth bedroom/family room. The first floor boasts a spacious galleried landing with generous study area. master bedroom with fitted wardrobes and vanity cupboard, two further double bedrooms both with fitted wardrobes and a modern well family bathroom with bath and separate shower. Other benefits include double glazing and gas central heating. Outside there is a generous driveway providing ample off road parking leading to a detached double garage. The mature gardens extend to the front and rear with areas of lawn, two large paved seating areas and an array of flowers, shrubs and trees.

## Situation

The village of Kington St Michael lies north of the market town of Chippenham. it is a small, thriving village with a community feel. There are a number of amenities to include a village primary school and nearby Stanton St Quintin primary school, village hall, The Jolly Huntsman B&B, Social Club, Kington Cafe and St Michael & All Angels parish church. Further details about the village can be found on the village website - <https://www.kingtonstmichael.com>

The nearby market town of Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, a bus service to closest secondary schools Hardenhuish School and Sheldon School with a bus stop opposite the property. Chippenham offers independent and chain retailers, cinema, leisure centre as well as out of town shopping and a range of other amenities. The picturesque town of Malmesbury is approximately 15 minutes drive away and offers a bustling High Street with a mix of independent and chain retailers, highly regarded schooling and a leisure centre.

### Accommodation Comprising:

## Entrance Porch

Double glazed entrance door. Double glazed window to front. Tiled floor. Part glazed door to:

## Reception Hall

Galleried stairs to first floor landing. Radiator. Parquet flooring. Doors to:

## Sitting Room

Three double glazed windows to front. Carpetted floor. Radiator. Open fireplace. Wall lights.

## Dining Room

Dual aspect with double glazed windows to side and rear. Radiator. Parquet flooring.

## Fourth Bedroom/Family Room

Two double glazed windows to front. Parquet flooring.

## Separate WC

Double glazed window to side. Low level WC.

## Outside

## The Gardens

The front and rear gardens are mainly level with patio and lawn areas and a mature selection of flowers, shrubs and trees; the rear being enclosed by walling & fencing. The side plot is laid to gravel with access to the front garden and gated access to the gravel drive.

## Double Garage & Driveway

A detached double garage with three windows to rear, personnel door to side, electric up and over double door to front, power and light. The driveway is laid to gravel and offers ample off road parking for several vehicles with scope for more if required.

### Directions

Take the A429 from Chippenham along the dual carriageway towards the M4 J.17. After c.1 mile turn left at the crossroad traffic lights signposted Kingston St Michael. Proceed through the village and the property will be found on the right hand side, next to the turning into Kyneton Way.

## ENERGY PERFORMANCE GRAPHS

| Energy Efficiency Rating                                                                                                                                                                        |  | Current                    | Potential                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 75                         | 83                                                                                  |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                              |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                                                                                                                                                                      |  | EU Directive<br>2002/91/EC |  |

Council Tax Band: F

Tenure: Freehold

## Kitchen/Breakfast Room

Two double glazed windows to rear. Door to garden. Two radiators. Extensive range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Built-in stainless steel five ring gas hob with extractor over. Built-in stainless steel eye level double oven. Water softener. Tiled floor.

## Utility Room

Double glazed window to side. Cupboard housing the gas fired combination boiler. Range cupboard base units and wall mounted cupboards. Rolled edge work surfaces with inset stainless steel sink unit. Space and plumbing for washing machine. Space for tumble dryer and fridge/freezer. Tiled floor.

## Boot Room

Coat hanging space. Door to garden.

## First Floor Galleried Landing/Study Area

Double glazed window to side. Access to a substantial loft space offering potential for conversion - subject to necessary consents. (Vendor advises: potentially space for two bedrooms & ensuite). Wooden flooring. Doors to:

## Master Bedroom

Double glazed window to rear. Radiator. Built-in vanity cupboard with wash hand basin. Three built-in wardrobes. Wooden flooring.

## Bedroom Two

Double glazed window to front. Radiator. Three built-in wardrobes. Wooden flooring.

### Bedroom Three

Double glazed window to side. Radiator. Three built in wardrobes. Wooden flooring.

## Family Bathroom

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer taps. Separate shower cubicle. Pedestal wash hand basin. Tiling to principal areas.

