



15, Doveys Terrace, Kington Langley  
Chippenham

GOODMAN WARREN BECK

# 15 Doves Terrace, Kington Langley, Chippenham, SN15 5NX

A stunning four bedroom semi detached house set on a generous corner plot within this most sought after village. The property has been extended and much improved throughout and now offers spacious and flexible accommodation. The ground floor comprises a reception hall, large open plan sitting/dining room with French doors to the garden and an attractive stone fireplace, there is a high quality refitted kitchen/breakfast room with large central island, travertine stone worktops and an array of integrated appliances complemented by a guest cloakroom and useful storage area. The first floor boasts a dual aspect master bedroom with en-suite shower, walk-in wardrobe and double doors opening into a balcony enjoying views over the garden. There are then two further double bedrooms, fourth bedroom and a quality refitted bathroom with freestanding roll top bath. The lovely mature gardens surround the property to three sides and enjoy a great degree of privacy and offers lots of area for entertaining and relaxing. There is an oversized garage with electric up and over door and a block paved driveway providing off road parking. There is also a lovely log cabin in the garden which offers a great space for entertaining, hobby space or home office.

## SITUATION

Kington Langley is a popular village on the northern side of Chippenham with local amenities include a primary school, church and village hall, whilst Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks. In addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

## ACCOMMODATION COMPRISING:

Wooden stable door to:

### RECEPTION HALL

Double glazed window to rear. Radiator with decorative cover. Oak flooring. Stairs to first floor. Obscure glazed door to:

### SITTING/DINING ROOM

Double glazed window and French doors to front. Feature stone fireplace. Storage cupboard. Oak flooring. Radiator. Radiator with decorative cover. Alcove with shelving and cupboards.

## KITCHEN/BREAKFAST ROOM

Double glazed window to rear. Oak flooring. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Travertine worksurfaces with splashbacks and inset stainless steel sink unit with pull out Franke chrome mixer tap and incinerator. Built-in eye level Smeg oven and Gaggenau microwave. Built-in stainless steel Gaggenau gas hob with extractor over. Integrated Miele fridge freezer. Central island with Travertine worksurfaces and integrated Miele dishwasher. Space and plumbing for automatic washing machine. Space and plumbing for automatic washing machine. Double glazed door to side. Radiator. Oak flooring. Storage cupboard.

## CLOAKROOM

Obscure double glazed window to rear. Radiator. Vanity wash basin with with tiling to principal areas with cupboard under. Close coupled WC with concealed cistern. Extractor. Oak flooring.

## FIRST FLOOR LANDING

Access to roof space. Light tunnel. Doors to:

## MASTER BEDROOM

Two double glazed windows to rear. Double glazed French doors to Balcony. Solid wood floor. Radiator. Four wall

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## Price Guide £475,000

light points. Walk-in wardrobe with hanging rail and shelving. Door to:

## EN-SUITE SHOWER ROOM

Skylight. Chrome ladder radiator. Walk-in fully tiled shower area. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Skylight. Extractor. Light.

## BEDROOM TWO

Double glazed window to front. Radiator. Built-in double wardrobe, cupboards and shelving.

## BEDROOM THREE

Double glazed window to front. Radiator. Cupboard housing boiler.

## BEDROOM FOUR

Double glazed window to rear. Radiator. Storage cupboard.

## BATHROOM

Skylight. Contemporary old school style radiator. Freestanding roll top bath with mixer tap and shower attachment. Counter top style vanity wash basin with drawer unit under. Close coupled WC with concealed cistern. Wainscoting.

## OUTSIDE

## GARDENS

A paved terrace provides an ideal space for outdoor entertaining and leads onto a well-maintained lawn, with additional sheltered seating areas offering year-round enjoyment. The garden is further enhanced by raised flower beds and mature trees to the boundaries, and is fully enclosed by timber fencing with gated side access.

## GARAGE & PARKING

Electric garage door. Power and light. Eaves storage. Double doors to rear. Block paved driveway to front providing off road parking.

## LOG CABIN

To the rear, a substantial timber garden lodge offers highly versatile accommodation, suitable for use as a home office, studio, hobbies room or summer house. It comprises of a sitting room with wood burning stove, bedroom, store room and a wooden ladder to a mezzanine bedroom area.

## DIRECTIONS

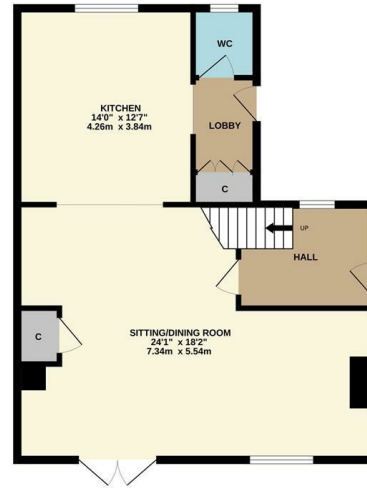
Proceed out of Chippenham on the Langley Road/B4069 Swindon Road. Turn left into the village and on to Lower Common. Take the second turning on the right into Day's Lane and Doveys Terrace is then the second turning on the right. The property will then be found on the left hand side.

## ENERGY PERFORMANCE GRAPHS

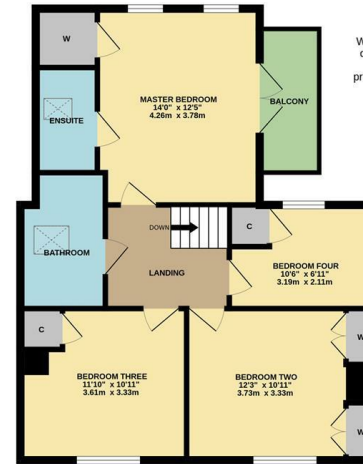
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

Council Tax Band: A

Tenure: Freehold



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



FIRST FLOOR  
677 sq.ft. (62.8 sq.m.) approx.

TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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OUTBUILDINGS  
416 sq.ft. (38.6 sq.m.) approx.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

