



2 Stanton Lane
Chippenham, SN14 6JQ

GOODMAN WARREN BECK

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64 Market Place

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Price Guide £595,000

NO ONWARD CHAIN! A mature detached bungalow ideally situated in a plot approaching 1/4 of an acre of the edge of this sought after village enjoying far reaching views over adjoining countryside. The accommodation offers a generous reception hall with double storage cupboard, a good size sitting room with large window making the most of the view over fields and patio doors to a double glazed conservatory, a separate dual aspect sitting room, kitchen with fitted units a useful adjoining utility room with WC, three double bedrooms and a spacious bathroom with a bath and separate shower. Other benefits include double glazing and oil fired central. The property has mature, well stocked gardens to the front and rear and a driveway providing off road parking leads to a detached single garage.

SITUATION

The village of Kington St Michael lies north of the market town of Chippenham, providing excellent access to the M4. 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 within the village. 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:

Obscure double glazed entrance door to:

RECEPTION HALL

Two double glazed windows to front. Two radiators. Double cupboard. Cupboard housing oil fired boiler for central heating and hot water. Doors to:

SITTING ROOM

Double glazed window to side enjoying far reaching views over adjoining countryside. Radiator. Fireplace electric fireplace with stone surround and hearth. Double glazed sliding patio doors to:

CONSERVATORY

UPVC double glazed on brick built base with French doors to side. Tiled floor.

DINING ROOM

Double glazed window to front and side. Radiator. Feature electric fireplace with tiled surround and hearth.

KITCHEN

Double glazed window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel electric oven and hob with stainless steel extractor over. Tiled floor. Door to:

UTILITY ROOM

Obscure double glazed door to side. Double glazed window to side and rear. Tiled floor. Belfast sink unit with tiled splashback. Space and plumbing for washing machine. Space and plumbing for dishwasher. Storage recess. Door to:

WC

Tiled to half height. Close coupled WC. Tiled floor.

BEDROOM ONE

Double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to rear. Ladder radiator. Panelled bath. Separate corner shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to half height. Tiled floor. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn and planted with mature shrubs and

trees. Gravelled driveway offering off road parking for several vehicles leading to garage. Path to front door.

REAR GARDEN

Paved seating area leading to lawn. Planted with mature shrubs. Outside water tap. Enclosed by timber fencing and hedgerow.

GARAGE

Up and over door. Power and light. Door to side.

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 Kington St Michael. Proceed through the village and Stanton Lane will be found on the right hand side, after the turning into Kyneton Way. The property is then the last one on the right hand side as you leave the village.

ENERGY PERFORMANCE GRAPHS

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

Council Tax Band: E

Tenure: Freehold



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)

