



15 The Close  
Kington St. Michael, Chippenham

GOODMAN WARREN BECK

# 15 The Close, Kington St. Michael, Chippenham, SN14 6LE

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64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

£359,950

A lovingly maintained and beautifully presented three bedroom semi detached house ideally situated in a small cul-de-sac within the popular village of Kington St Michael. The accommodation offers a useful entrance porch, sitting room with a contemporary style Oak and glass staircase, a kitchen/dining room with a range of fitted units, built-in oven and hob and patio doors opening onto garden. The first floor offers two double bedrooms both with full width fitted wardrobes, third single bedroom and a modern well appointed bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a lawned garden and block paved driveway providing off road parking leading to an attached garage. To the rear is a delightful south east facing garden with patio area, a large area of lawn and well stocked flower and shrub beds and borders.

## 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. 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:

Composite entrance door with obscure double glazed side panel to:

### Entrance Porch

Electric radiator. Wood laminate flooring. Shelving. Part glazed Oak door to:

### Sitting Room

Double glazed window to front. Contemporary Oak and glass staircase. Two radiators. Four wall light points. Opening to:

## Outside

### Front Garden

Block paved driveway leading to garage providing off road parking. Mainly laid to lawn. Side passageway giving access to rear garden.

### Rear Garden

Beautifully manicured south east facing rear garden. Paved seating area leading to lawn with mature, well stocked flower and shrub beds and borders. Enclosed by timber fencing. Water tap. Two timber sheds and a potting shed. Personal door to garage.

### Garage

Up and over door. Eaves storage. Power and light. Door to rear garden.

### 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 to the far end of the village where The Close will be found on the right hand side. The property will be then be found on the right hand side.

## Kitchen/Dining Room

Double glazed window and double glazed sliding patio doors to garden. Radiator. Fitted with a range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in oven and induction hob with extractor over. Space for fridge/freezer. Space for further appliance. Wall mounted gas boiler. Wood laminate flooring.

## First Floor Landing

Doors to:

### Bedroom One

Double glazed window to front. Radiator. Built-in wardrobes.

### Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobes. Access to roof space.

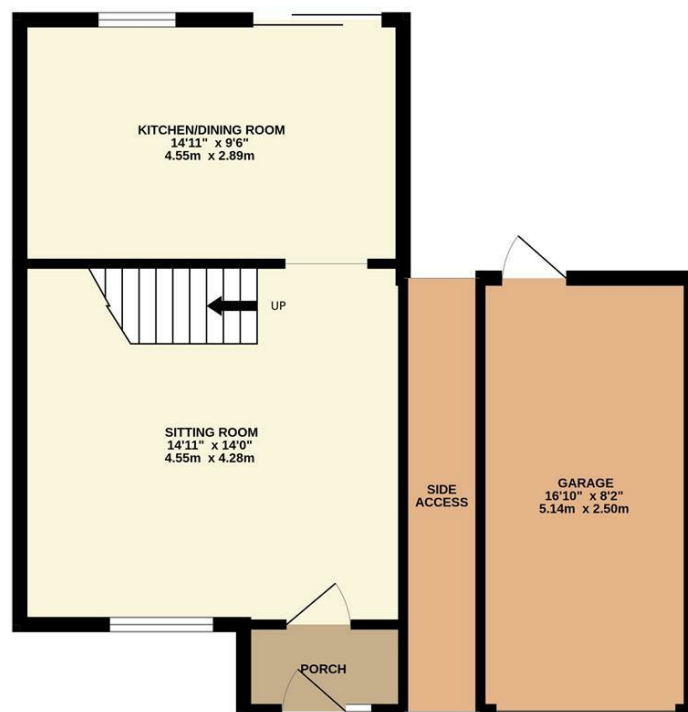
### Bedroom Three

Double glazed window to front. Radiator.

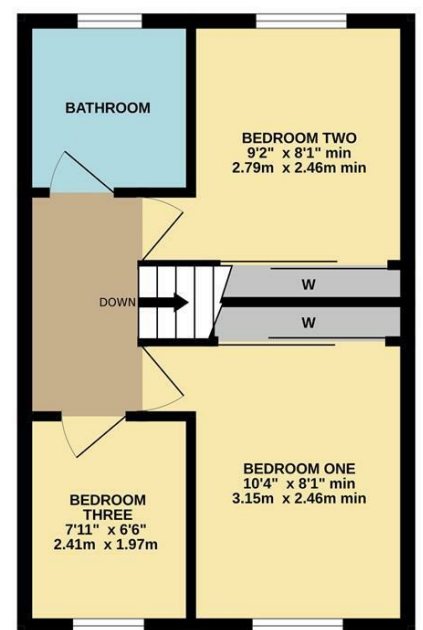
### Bathroom

Obscure double glazed window to rear. Ladder radiator. 'P' Shaped bath with chrome mixer tap, shower over, shower screen and tiling to principal areas. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Wood laminate flooring.

GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



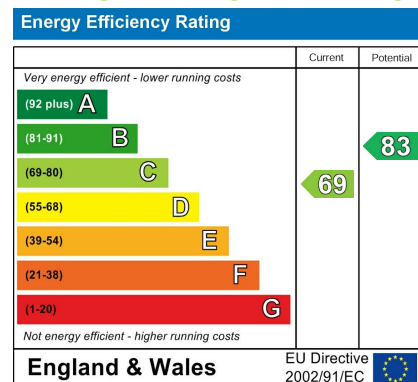
FIRST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold