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10 Kington St. Michael, Chippenham, Wiltshire, SN14 6JB

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£425,000

An extended, signifcantly improved, and beautifully presented three double bedroom, two reception, Grade II listed cottage, superbly positioned in the highly sought after village of Kington St Michael.

- Most Attractive Character Cottage
- Grade II Listed
- Extended & Sympathetically Improved
- Beautifully Presented
- Three Double Bedrooms
- WC & Family Bathroom
- Stunning Open-Plan Kitchen / Dining Area
- Delightful, Established Garden
- Two Stone Built Outbuildings with Planning Permission for Conversion
- On-Street Parking Only

Freehold

EPC Rating C









Nestled in the heart of one of the area's most desirable villages, this delightful Grade II Listed home is believed to date back to 1728, and is rich in character and period charm. The property has been thoughtfully and sympathetically extended and improved, to create a spacious, light-filled home that blends historic features with contemporary living.

The accommodation is arranged over two levels, the ground floor briefly comprising: welcoming entrance hall with plenty of space for coats and shoes, and the staircase to the first floor, cosy sitting room featuring a wood-burning stove and built-in storage cupboards, and a beautifully designed, open-plan kitchen / dining area with roof lantern, vaulted ceiling and velux window. The refitted kitchen / dining area provides an excellent space for both everyday living and entertaining, with double doors opening directly onto the rear garden. A practical utility area and downstairs cloakroom complete the ground floor.

Upstairs, the property offers three generously sized double bedrooms, together with a well-appointed family bathroom. A stand out feature of the upstairs is the high ceilings.

Externally, the mature rear garden is mainly laid to lawn and includes two patio terraces, once accessed immediately from the double doors, the other in a peaceful and quiet spot to the rear of the garden, providing an ideal setting for outdoor dining and relaxation. To the bottom of the garden are two useful brick-built outbuildings, which the current owner advises benefit from planning permission and Listed Building Consent for conversion into a home office or studio (Planning Application Ref: 16/01951/LBC), offering excellent potential for flexible additional space. There is also very useful side access to the front of the property.

To the front of the property, on-street parking is available.

Further benefits include: a new combi-boiler installed in 2024, and new front windows installed in 2025.

Situation
Kington St Michael is a small, friendly village located on the outskirts of Chippenham, and the southern edge of The Cotswolds. The village offers amenities including a shop, café, and an outstanding-rated primary school can all be accessed on foot within ten minutes. There is also a children's outside play area within 200 yards of the property. The location enjoys the best of both worlds, a tranquil, village setting close to countryside coupled with excellent transport links to numerous major cities including London, Bristol, Bath and Cardiff. By car, the M4 is easily accessible from the village, which provides access to London within two hours, and access to Cardiff in just over one hour. Regarding public transport, Chippenham train station is 3.5 miles away, with great connections to London Paddington (65 mins), Swindon, and Bath Spa. The nearest bus stop is located a short two-minute walk away from the house, which hosts services to local towns Chippenham and Malmesbury. Two of Chippenham's highly reputable senior schools can be found on the north side of the town, and are within easy access of Kington St Michael.

Property Information
Council Tax Band: C

Grade II Listed

Freehold

Mains Gas, Electricity, Water and Drainage.

Gas Fired Central Heating (2024)

EPC Rating: C

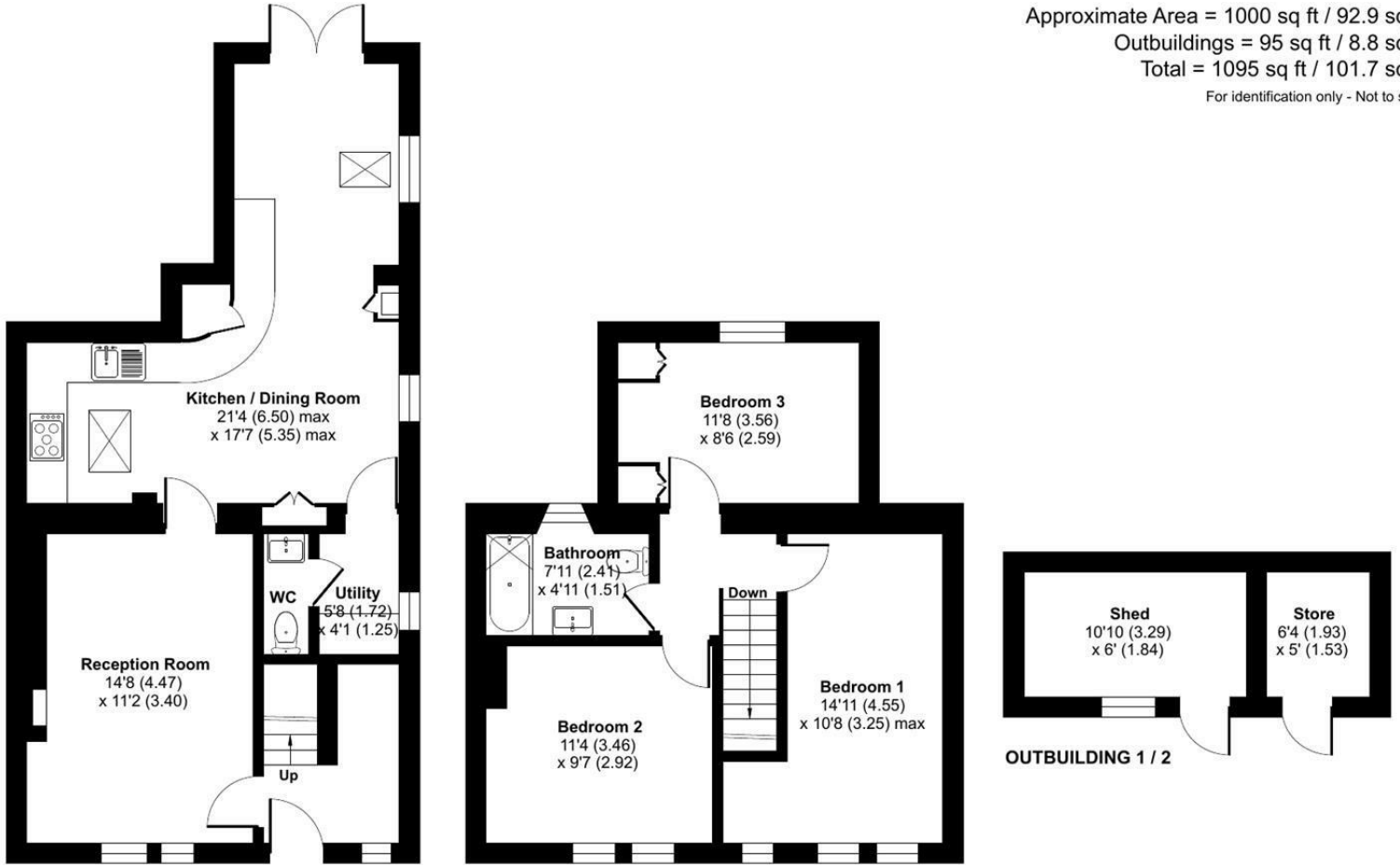






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Approximate Area = 1000 sq ft / 92.9 sq m
Outbuildings = 95 sq ft / 8.8 sq m
Total = 1095 sq ft / 101.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1486374

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