



## MANOR FARMHOUSE

63 Kington St Michael, Chippenham, Wiltshire, SN14 6JE





# Manor Farmhouse

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A stunning Manor Farmhouse with impeccable eco-credentials, stylishly & thoughtfully refurbished and extended to create a unique contemporary family house

ENTRANCE HALL \* 2 RECEPTION ROOMS \* SUPERB KITCHEN/DINING ROOM /LIVING ROOM \* CLOAKROOM \* UTILITY ROOM \* BOOT ROOM \* MASTER BEDROOM SUITE WITH EN SUITE \* SHOWER AND DRESSING ROOM \* 4 FURTHER DOUBLE BEDROOMS (3 EN SUITE) \* FAMILY BATHROOM \* CIRCA 0.5 ACRES OF LANDSCAPED GARDENS AND GROUNDS \* OUTDOOR KITCHEN & DINING ROOM \* AMPLE PRIVATE PARKING \* DOUBLE GARAGE

## Situation

Tucked away down a little lane just off the centre of the village, Manor Farmhouse is perfectly positioned to make the most of this highly sought-after village's amenities. Boasting a pub, a post point & village shop, an OFSTED rated OUTSTANDING primary school along with a thriving community driven Parish Hall hosting numerous local events.

Access to local and national infrastructure is equally superb; Chippenham Station is just 3.5 miles away (trains to London Paddington in circa 1h 10m); J17 of the M4 just 1.5 miles away and the centre of Bath circa 15 miles.

Nearby are a host of acclaimed leading independent schools including St Mary's Calne, Monkton Prep and Monkton Combe Schools, Kingswood and Stonar to name but a few.

Local sporting attractions are nearby too including Bowood PGA Golf Course, The Manor House Golf Club at Castle Combe as well as miles of rural walks, footpaths, cycle routes and bridlepaths.

## For Sale Freehold

Manor Farmhouse is a sumptuous and beautifully designed family house, presenting buyers with the rare opportunity to acquire a turn-key modern house with superb eco-credentials alongside boasting some superb period retained features harking back to its historic Victorian architectural roots.











Aside from the spectacular modern extension to the rear; housing the family kitchen and dining room and opening up into the original house, further modern touches include double glazing and under-floor heating throughout, a state of the art bio-mass boiler and an eco-friendly rainwater harvesting system.

The ground floor accommodation is accessed via a spacious hallway providing access to all the principle rooms, with a beautiful retained period entrance porch to the front and secondary entrance, via a huge boot room, also accessing the garage to the side.

To the front of the property are two versatile reception rooms, each with a dual aspect, shuttered sash windows and a feature fireplace.

It is to the rear however that the house really comes alive with a sumptuous open plan family kitchen and dining room opening up into the property's principal reception room. A truly stunning space flooded with natural light and overlooking the side and rear gardens.

The high-quality kitchen provides a generous breakfast bar with extensive floor and wall-mounted storage and range of integrated appliances, in addition to the large larder room and pantry just off to its side. An immensely sociable space whether entertaining inside or out with 6m X 4m windows complete with sliding glazed doors opening out from its dual aspect into the garden and dining terrace.

The open plan sitting room boasts twin sash windows overlooking the side garden with a feature fan assisted recessed wood burning stove. Architecturally this is a beautiful family space; seamlessly blending the property's original period features with the stunning open plan modern extension.

In addition the ground floor hosts a separate cloakroom with a w.c and wash basin, as well as a separate cloakroom with space for a washing machine and dryer along with further fitted storage.

From the entrance hall, a bespoke staircase crafted from locally sourced walnut wood leads up to the first floor presenting five generous double bedrooms.

To the rear, within the modern extension, is a substantial master suite comprising a superb dual aspect bedroom with far-reaching rural views along with a walk-in wardrobe and dressing room and a separate luxury en-suite shower room.

In addition, there are four further double bedrooms, three of which are en-suite with the fourth having access to a beautifully appointed family bathroom – complete with a contemporary twin ended bath, feature lighting and 3D tiled wall-feature.









## Outside

Manor Farmhouse is a home to be enjoyed outside as much as it is from within; with a spectacular landscape-designed south-west facing garden presenting the perfect space to relax and entertain with plenty of room for the kid's "goal posts" and providing form, colour and function all year 'round.

With two adjoining level lawns flanked by mature beds, established hedges and pleached trees with beautiful mature borders planted with seasonal cutting flowers, herbs and shrubs it provides year round fun and enjoyment. To the side is an attractive vegetable garden with three beds divided by lavender parterre borders interspersed with gravel pathways and the fourth housing a heated greenhouse.

For year 'round al-fresco dining there is both a generous paved terrace directly outside the kitchen and a part-enclosed covered outdoor kitchen to the rear of the garden; whilst come rain or shine (or snow...) there is a state of the art Swedish wood fired (with an electric immersion heater ) hot tub.

Reached by a gated gravel drive there is ample parking for numerous vehicles in addition to the secure double garage and EV charge point, as well as fitted security cameras, outdoor lighting and an enclosed chicken run.

To the far corner of the garden is a level area of un-landscaped land ideally situated for any new owner to create a separate home office, annex or swimming pool – subject to any consents - with provision for water and drainage already in place.

## Services

Mains water, electricity and drains connected. Rainwater harvesting system. Private well. Bio-mass boiler system. Underfloor heating throughout.

EPC Rated: B

## Local Authority

Bath and North East Council 01225 477000

Council Tax: Band G

## Directions: SN14 6JE

From J17 of the M4 head south towards Chippenham, taking a right hand turn signposted Kingston St Michael. As you drive through the village the property's access lane is on the left-hand side a few hundred metres on from The Jolly Huntsman pub.





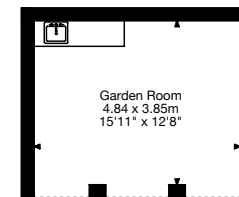
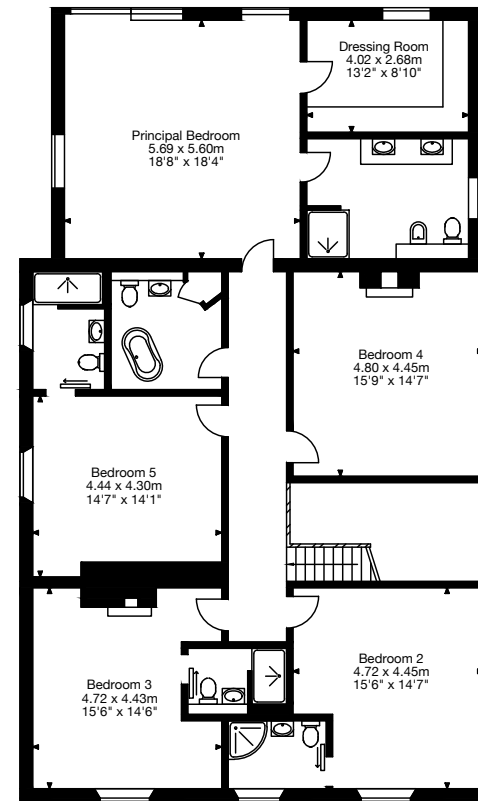
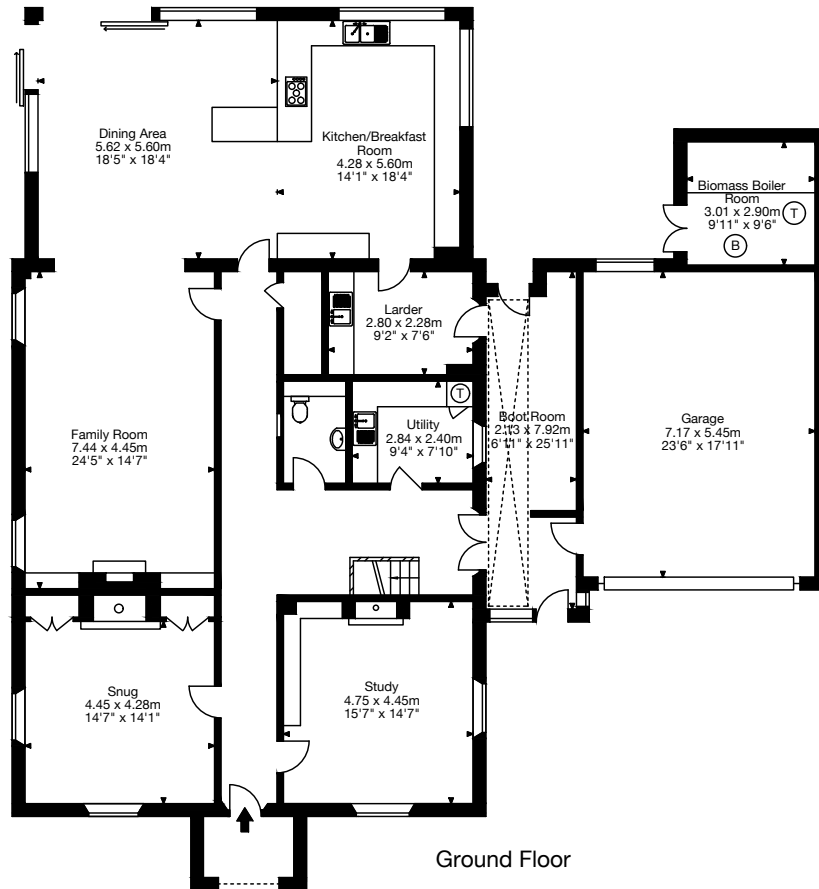
Manor Farm,  
63 Kington St Michael,  
Chippenham, SN14 6JE

Main House  
4262 Sq Ft - 396 Sq M

Garage  
516 Sq Ft - 48 Sq M

Outbuilding  
204 Sq Ft - 19 Sq M

Total Area  
4982 Sq Ft - 463 Sq M



Ground Floor

First Floor

Garden Room

Capture Property Marketing 2023. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

**Capture.**