



Nestled in the charming village of Kington Langley, this exceptional four-bedroom detached house on Parkers Lane presents a rare opportunity for discerning buyers. Set within a generous plot of 0.5 acres, the property boasts a well-maintained garden that offers both space and tranquillity.

Upon entering, you will find three spacious reception rooms, providing ample room for relaxation and entertaining. The lovely lounge, with its picturesque views of the gardens, creates a warm and inviting atmosphere. The impressive kitchen features a breakfast area, perfect for casual dining, and is complemented by a separate utility room, enhancing the practicality of this delightful home.

The property is well presented throughout, ensuring a move-in ready experience for its new owners. With parking available for up to eight vehicles, including a double garage and additional outbuildings, this home caters to those with multiple vehicles or the need for extra storage.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

The Old Sawmills, Parker Lane is pleasantly situated in the sought after village of Kington Langley. The village has a Primary School and Church and has a strong community spirit with many activities available. The neighbouring town of Chippenham offers a huge range of amenities including major shopping outlets along with a choice of leisure facilities. A mainline railway station (London- Paddington) is also in the town. There is good access to the M4 motorway at Junction 17 which offers good motor

commuting to the major centres of Bath, Bristol, Swindon and London.

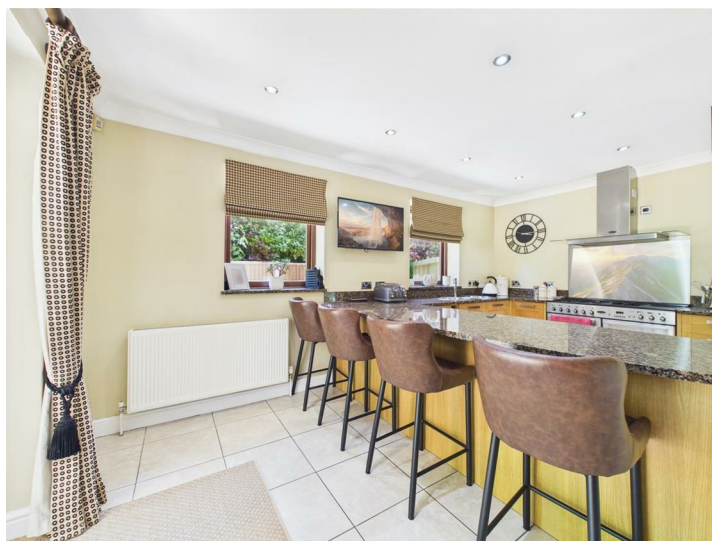
## Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band G

Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
3084 ft<sup>2</sup>  
286.5 m<sup>2</sup>

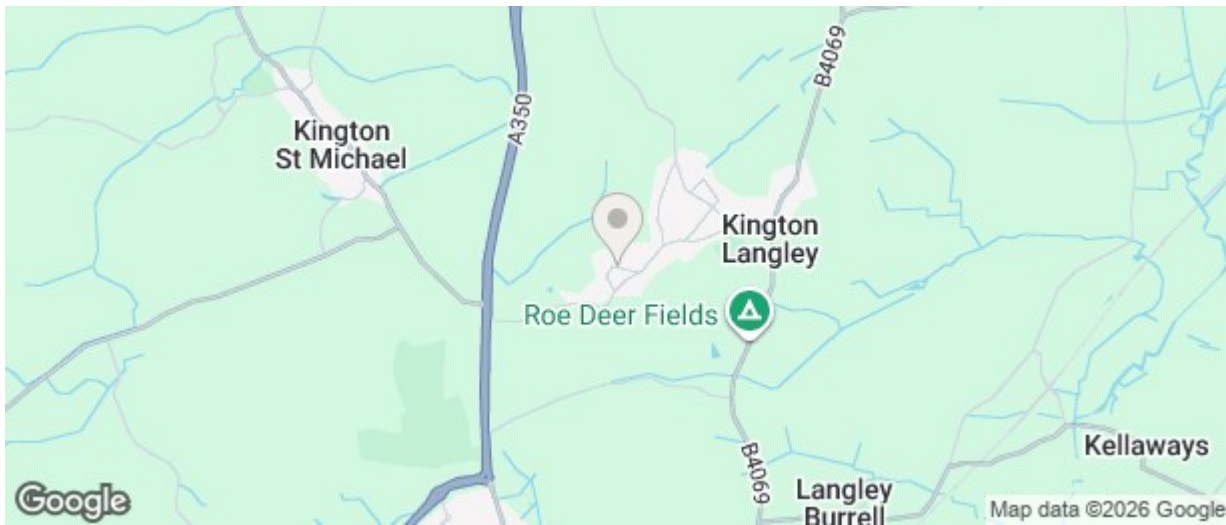
Reduced headroom  
217 ft<sup>2</sup>  
20.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing