

LANGLEY RIDGE.
Kington Langley, Chippenham





PREFACE.

Main House:

Drawing room | Dining room | Library | Study | WC | Kitchen | Utility room | Conservatory | 7 Bedrooms | 4 Bathrooms

Guest/Staff Cottage with 2 bedrooms and studio office

Extensive outbuildings including a double garage

For sale Freehold:

In all about approximate total area 817 sq m / 8,792 sq ft



WHY WE LOVE LANGLEY RIDGE.

Tucked behind a stone wall on the outskirts of the village of Kington Langley, Langley Ridge is an idyllic stone farmhouse dating from the 18th & early 19th century.

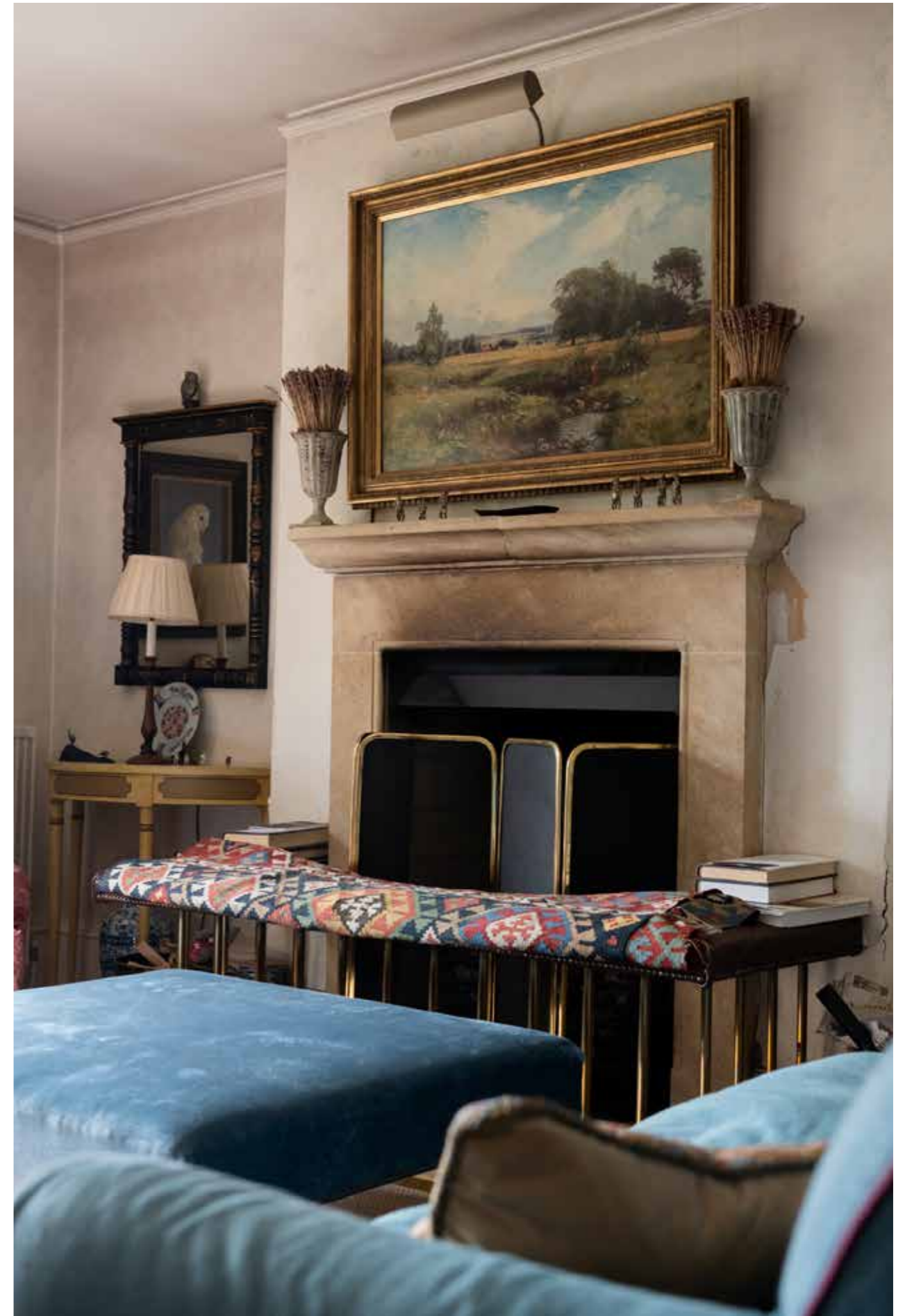
The house is approached via a large walled and gravelled courtyard with the main house to one side and a double garage, extensive outbuildings, and a pretty brick and stone guest cottage to the other side.

The house has an excellent flow for family life and entertaining. The front door opens onto a light filled hallway which runs from the front to the back of the house. To one side sits a comfortable and generous triple aspect double drawing room with open fire and bay window and

French windows onto the garden. To the other side sits the dining room with built in cupboards, stone fireplace and bay window. A cosy library with smart built in bookshelves and a delft tile lined open fireplace provides a quiet refuge, as does the separate study which also has its own fireplace.

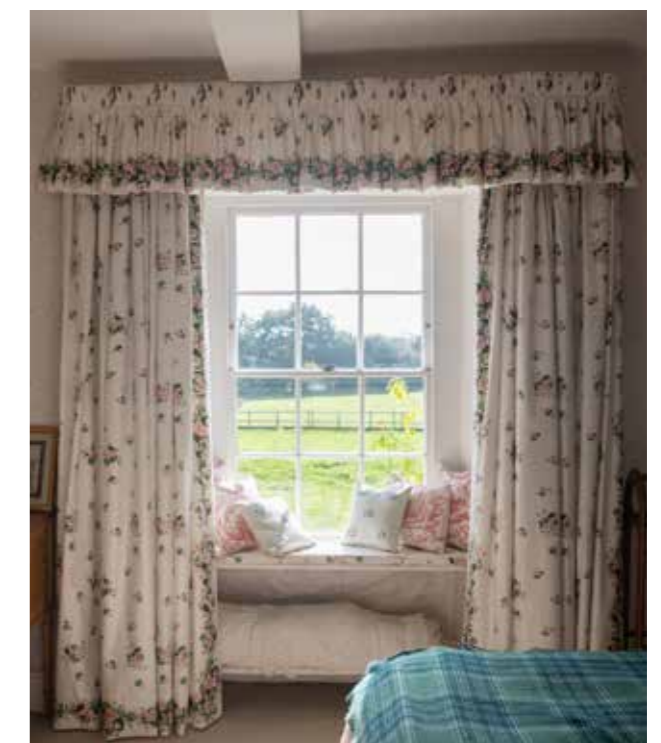
The large double aspect kitchen is full of light provided by a window lined bay which houses a long family breakfast table overlooking the garden. A practical utility/boot room sits to one side of the kitchen. French windows on the other side of the kitchen lead into a generous and beautifully finished conservatory overlooking a terrace which runs along the wisteria adorned south façade at the back of the house.







The first floor accommodates the principal bedroom suite with ensuite shower room, two bedrooms with ensuite bathrooms, a family bathroom and three further bedrooms, one of which is set up as a dressing room. The second floor houses an additional bedroom. Further space for guests or ancillary accommodation is provided by a charming and independently accessible cottage with its own section of garden.







GLORIOUS SOUTH FACING GARDEN.

A highlight of this home is its glorious south facing garden. The main part of the garden is situated behind the high stone walls of the courtyard which ensure privacy and provide a suntrap for border flowerbeds and climbing plants including a large fig tree.

The stone terrace and conservatory at the back of the house overlook an extensive flat lawn and a host of mature trees and shrubs which back onto surrounding fields. A vegetable patch and greenhouse are located at the west end of the garden.







About and Beyond:

Langley Ridge's position strikes a wonderful balance of boasting both the charm of a picturesque rural location and the practicality of hassle-free access to London and Bath.

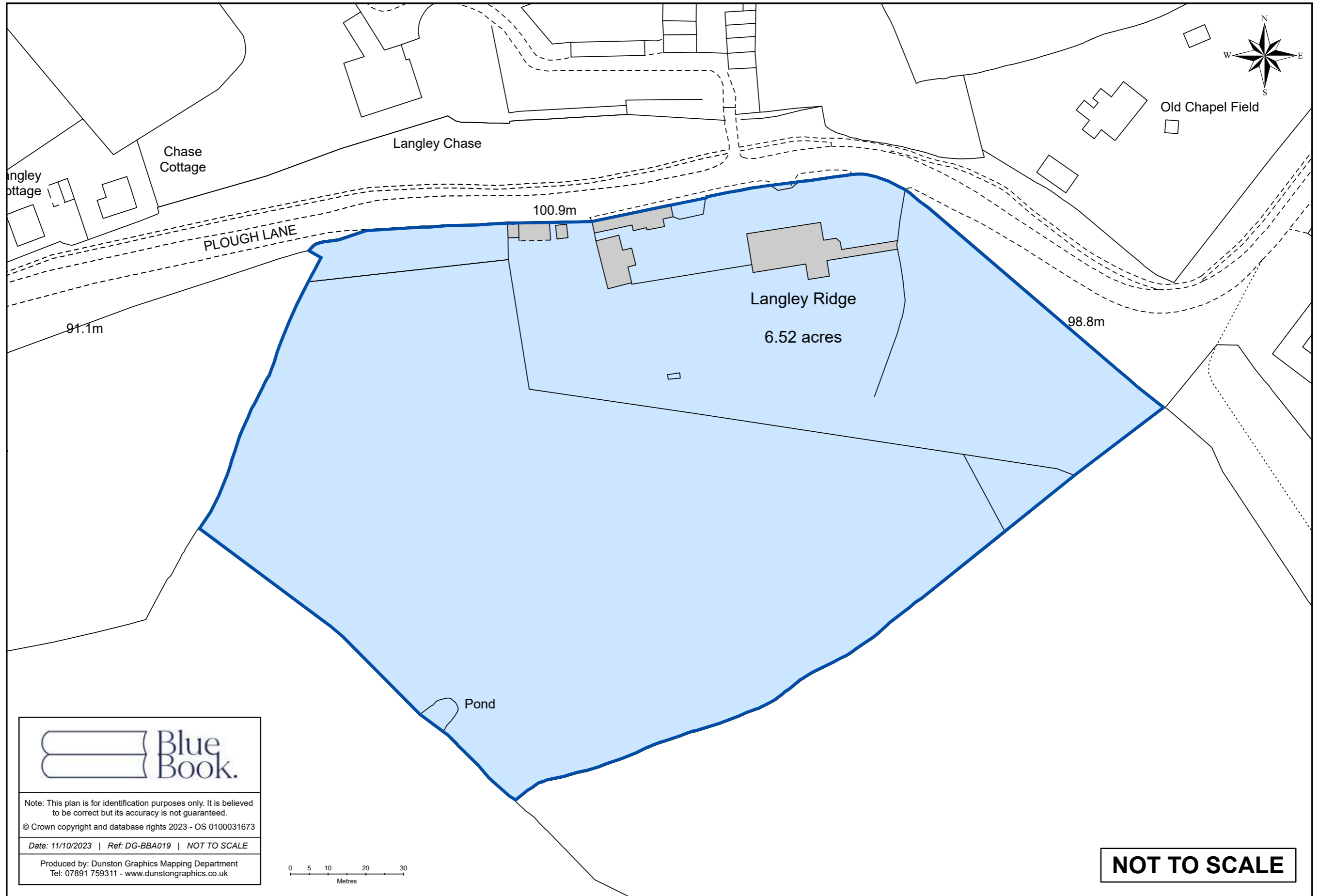
The house is situated in the outskirts of the popular North Wiltshire village of Kington Langley sandwiched between the Marlborough Downs to the East and Cotswolds AONB to the West. Kington Langley is a very pretty unspoilt stone village with a parish church, a primary school, an active village hall, and a high proportion of large houses situated around the two extensive village commons.

The lively Saxon market town of Chippenham with its fortnightly farmers market and award-winning family delicatessen and butchery Allington Farm shop is under 10-minute drive away and covers all daily amenities.

The Cotswold market towns of Tetbury and Malmesbury are both a 30-minute drive away, as is Bath with its rich choice of excellent restaurants, independent shops, galleries, theatres, and Botanical Gardens.



BR





CHAPTERS PAST.

Daily life in the parish is best documented by its most famous son, the diarist Francis Kilvert (1840-1879), who was born at Hardenhuish Lane in 1840 and served as curate at neighbouring village of Langley Burrell in the mid 1860s. Kilvert's diaries have provided both valuable insight and popular escapism into daily life of the mid-Victorian era since they were first published

during the second world war.

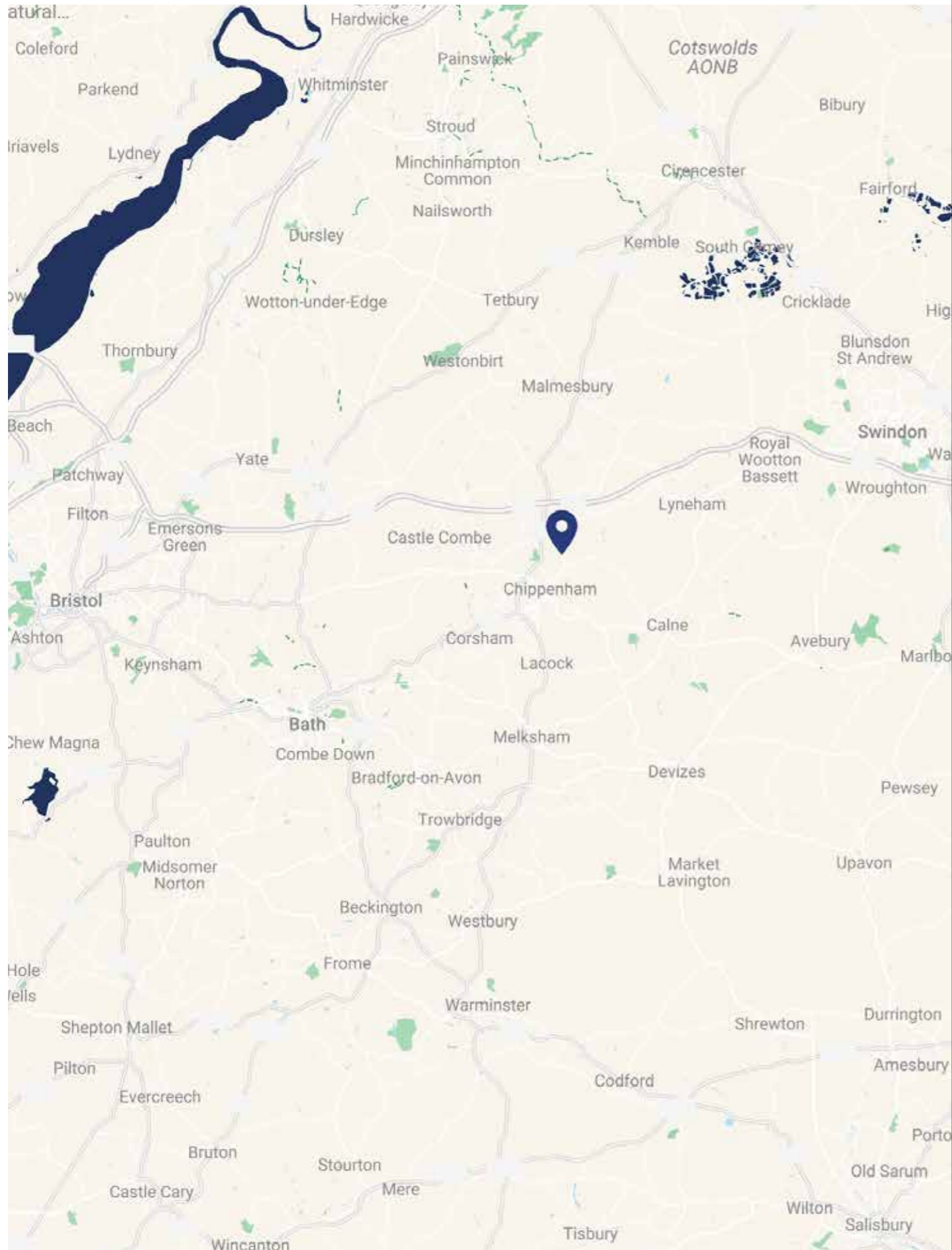
His writings are littered with amusing anecdotes and poetic descriptions which impart his fondness for the local landscapes and characters. Indeed, Kilvert harboured quite a particular fondness for former inhabitant of Langley Ridge Ettie Meredith-Brown and directly references calling at the house a number of times:

'I lingered some time leaning over my favourite gate, the 'Poet's Gate', and looking at the lovely view.

From time to time I looked back through the fringe of trees at the chimney stacks and double gables of the Ridge

Along the ridge of this fair hill
As day wanes hear its dying,
I wander thinking of thee still
Beneath the poplars sighing'

Francis Kilvert



FIRST CLASS COMMUNICATIONS.

Chippenham 2.6 miles | Bath 16.3 miles | Swindon 19 miles
Bristol 27 miles | M4 (J17) 1.5 miles

(Distances and time approximate)

For those needing to travel, Chippenham station is on a mainline to London with direct services to Paddington scheduled to take 70 minutes. Services to Bath Spa take from 12 minutes and services to Bristol Temple Mead via Brunel's Great Western Railway from 25 minutes. Junction 17 of the M4 motorway is approximately 1.5 miles away providing easy access to Bath, Bristol, Swindon and London.

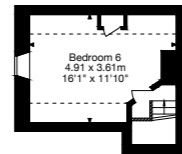
FANTASTIC SCHOOLS

There are a number of great schools including Sheldon and Hardenhuis in Chippenham and outstanding and independent schools such as Calder House School and Heywood Prep nearby. Further highly rated choices include King Edward's School, Royal High and Kingswood School in Bath.

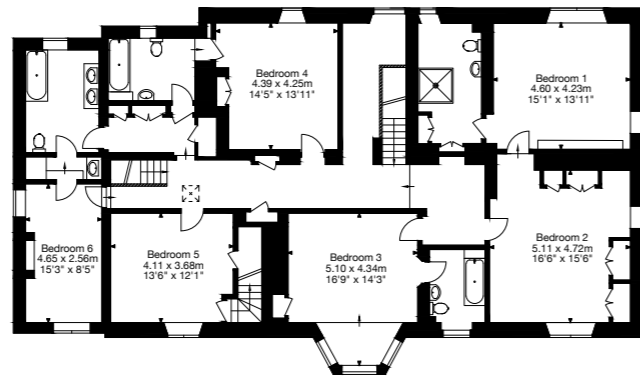
Langley Ridge, Plough Lane, Kington
Langley, Chippenham, SN15 5PW

Gross Internal Area (Approx.)
Main House = 506 sq m / 5,446 sq ft
Cottage = 168 sq m / 1,808 sq ft
Garage = 43 sq m / 462 sq ft
Outbuildings = 100 sq m / 1,076 sq ft

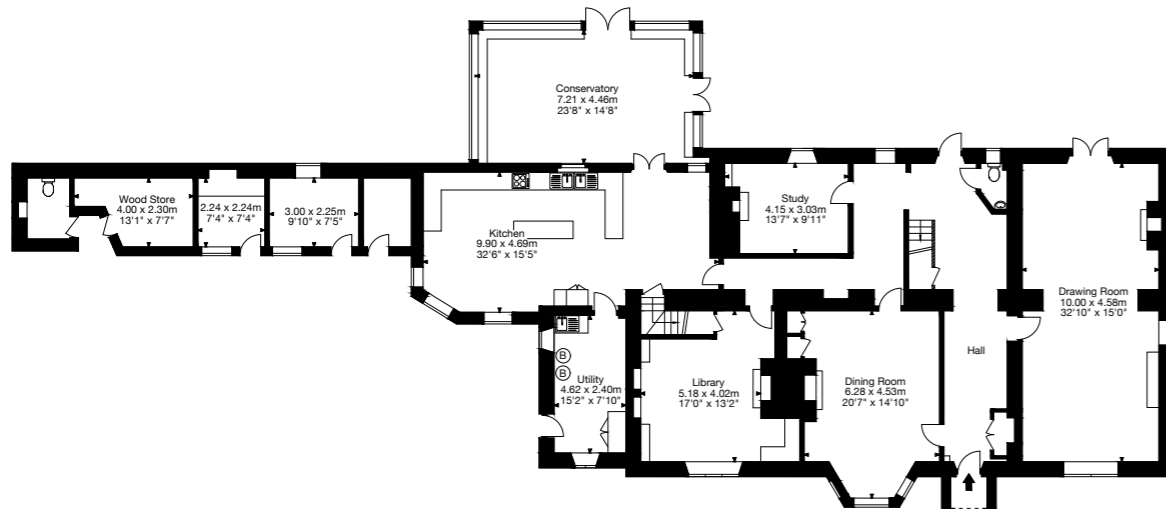
Total Area = 817 sq m / 8,792 sq ft



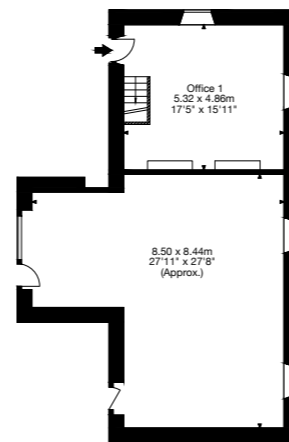
Second Floor



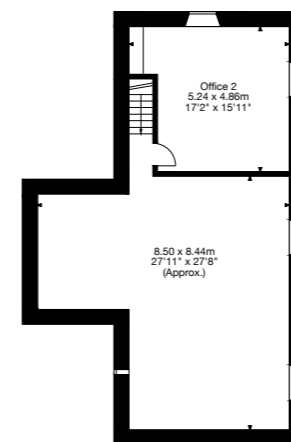
First Floor



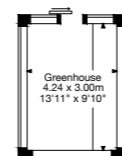
Ground Floor



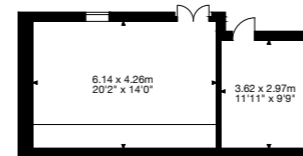
Cottage Ground Floor



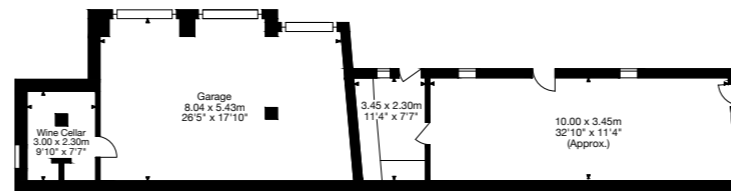
Cottage First Floor



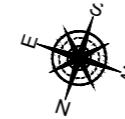
Outbuilding



Outbuilding



Outbuilding



Services: Mains electricity, water and drainage.
Mains gas.

Grade II Listed

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: Wiltshire Council. Tel: 0300 456 0100

EPC Rating: E

Postcode: SN15 5PW

What3Words: lavish.organist.finders

Viewings: All viewings must be made strictly by appointment only through the vendors agents.



Important Notice:

Blue Book their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs and details prepared in 2023.



Lindsay Cuthill 07967 555 545
lindsay@bluebookagency.com

Sebastian Hipwood 07535 150 888
seb@bluebookagency.com