



**SMITH STREET, WEST KINGTON, SN14**  
£5,000 per month\*

**Carter Jonas**



# WOODBINE COTTAGE, SMITH STREET, WEST KINGTON, CHIPPENHAM,

- Open plan Kitchen/Living room
- Sitting Room
- Reception Hall
- Utility room
- Cloakroom
- 4 bedrooms
- 2 bathrooms

## LOCATION

A substantial Country House situated north of Bath in the exclusive and pretty village of West Kington. Situated at the end of a country lane on a substantial plot with views across rural fields, Woodbine Cottage offers modern living fused with period charm.

## THE PROPERTY

The accommodation offers the most wonderful open-plan Kitchen with Aga, living room/dining room with double doors out onto the terrace and garden beyond. There is also a Sitting Room with log burner, cloakroom and utility room on the ground floor. Stairs rise from the reception hallway to the first floor which has a fabulous master bedroom with doors out onto balcony overlooking the garden and a large en-suite bathroom with bath and separate shower. There are also three further bedrooms and a family bathroom on the first floor. The property has the additional benefit of a detached Lodge which has a large open plan living room with doors to garden and two bedrooms, both being served by a shower room. The Lodge also has a large utility room with washing machine and tumble dryer.

## OUTSIDE

The property sits in a wonderful garden with level lawn, terrace and far reaching rural views. There is driveway parking for approx. 4 vehicles.

This is a magnificent country home and will be available from early June 2023. EPC Band D. Council Tax Band H. One week's rent Holding deposit = £1269.23 (deducted from first month's rent) Five

A fabulous country house in the popular and exclusive village of West Kington, north of Bath, benefitting from a further two bedroom, two bathroom lodge house, having a large level garden, rural views and driveway parking.





weeks' deposit - £6,346.15 Six weeks' deposit (NHA) - £7,615.38

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band H
Directions	





## Smith Street, West Kington, SN14

Approximate Area = 2150 sq ft / 199.7 sq m

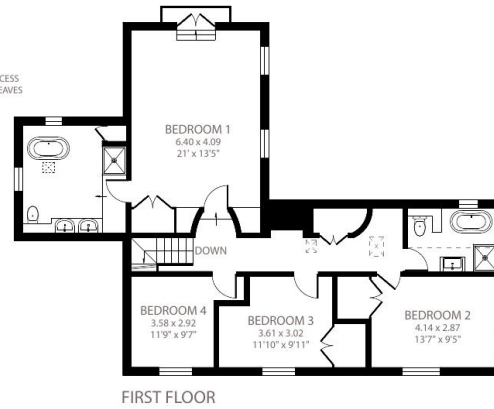
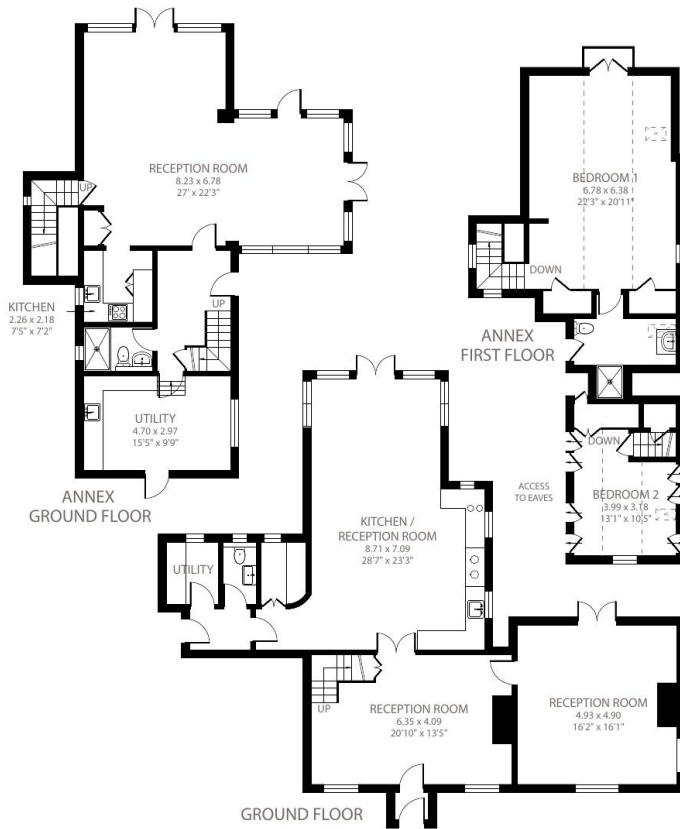
Limited Use Area(s) = 348 sq ft / 32.3 sq m

Annex = 1226 sq ft / 113.8 sq m

Total = 3724 sq ft / 345.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 974694



### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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