



POUND COTTAGE, SMITH STREET, WEST KINGTON, SN14 7JG

£2,000 per month*

Carter Jonas

A recently renovated single storey 3 bedroom, 2 bathroom detached property in the popular and peaceful village of West Kington, some 8 miles north of Bath City Centre and approx. 3 miles from Junction 18 of the M4.

- Hallway
- Living Room with woodburner
- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Rear Courtyard
- Large Garden
- Driveway parking
- Garage

THE PROPERTY

We are pleased to be able to offer this recently renovated single storey detached property situated in an Area of Outstanding Natural Beauty, in the unspoilt Cotswold village of West Kington.

Situated within its garden and approached via five bar gate onto the driveway, the accommodation offers entrance hallway leading through to new kitchen with appliances of oven and fridge/freezer, living room/dining room with woodburner and having double aspect windows offering the most wonderful views towards the village Church. There are 3 bedrooms, one with en suite bathroom and a further new shower room. The large garden is to the front of the property, a lovely peaceful spot with tremendous views and double French windows lead from the hallway to a rear courtyard which houses a very useful shed. Pound Cottage also has the benefit of a garage and driveway parking for numerous vehicles. West Kington is a most sought after village as it offers the rare combination of peace and tranquillity together with easy access to the M4 motorway and the mainline railway station at Chippenham. The village comprises a hamlet with a church but there is a thriving community and excellent pubs, village shops and schools in nearby in Acton Turville and Marshfield. West Kington makes an excellent base for commuting into Bath, Bristol, Swindon and Chippenham. Junction 18 of the M4 is approximately 4 miles distant, and there are regular fast trains to London Paddington from Bath Spa (from 75 minutes) and Chippenham (from 60 minutes).



This really is a most wonderful property for those wanting the peace of village life. Offered unfurnished and available 14 July 2025. EPC Band D. Council Tax Band F. (please see North Wilts District Council for current cost)

Available for an initial 12 month tenancy.

Mains electric, and mains water.

Oil heating. Parking: for three or four cars on the driveway to the front of the property and in the attached garage.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

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 F

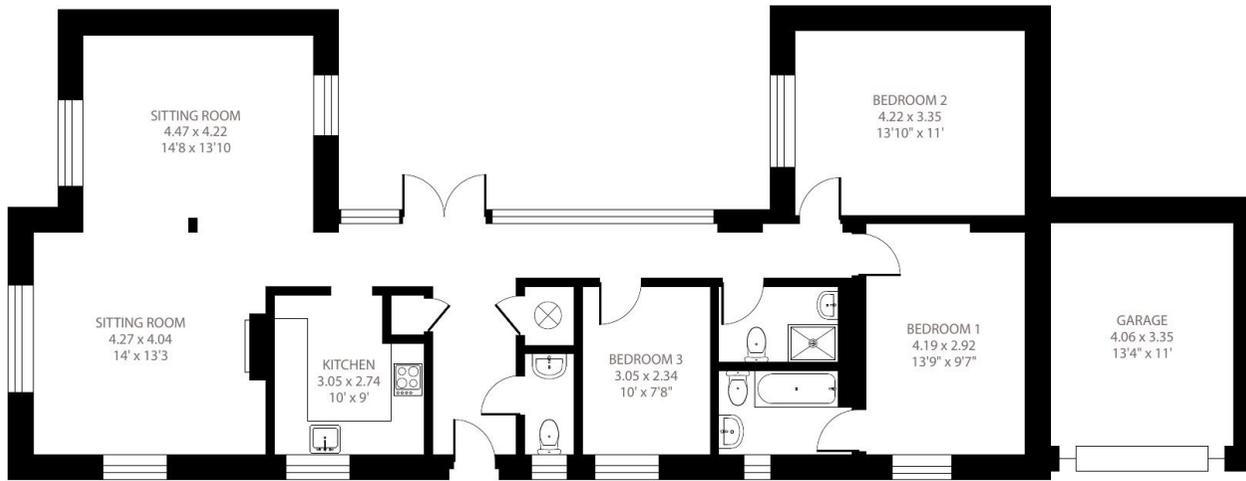
Directions



Smith Street, West Kington, West Kington, SN14

Approximate Area = 1279 sq ft / 119 sq m (includes garage)

For identification only - Not to scale

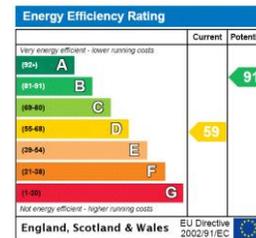


GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 915484



T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



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Classification L2 - Business Data

IMPORTANT INFORMATION

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