



Land at Steinbrook

Kington Langley, Wiltshire

A prime development opportunity 4.05 acres of land with approved planning consent for a contemporary, architect-designed residence.

Situated south of the prestigious Steinbrook House, this expansive 4-acre plot offers a rare opportunity to create an exclusive, single-storey residence. With full planning consent granted in April 2021 (ref: 20/04524/FUL), the property allows for the construction of a substantial dwelling of approximately 5,731 sq. ft., thoughtfully designed for modern living and complete with its own private access.



RURAL



**4.05 ACRES/
1.64 HA**



FREEHOLD



**GUIDE PRICE:
£600,000**

The proposed property

This bespoke home is set to offer luxurious accommodation, comprising six generously proportioned bedrooms, each designed with comfort and privacy in mind. A sweeping driveway leads to the property, providing ample parking for multiple vehicles and access to a carport.

Upon entering the residence, a spacious entrance hallway invites you into the heart of the home.

The open-plan kitchen and dining room offers an expansive space for entertaining, complemented by a separate pantry, laundry room, and a dedicated plant room. Additionally, a separate study provides a quiet area for work or relaxation.

The formal living room, positioned to the south of the property, is the perfect space to unwind, offering panoramic views over the surrounding countryside, ideal for those who appreciate nature and tranquil vistas.

The principal bedroom suite is a highlight, featuring a walk-through dressing room and an opulent en suite bathroom, creating a true sanctuary.

Bedroom two also enjoys generous built-in storage and its own en suite bathroom. To the west wing of the property, four spacious guest bedrooms are designed with en suite shower rooms, ensuring privacy and comfort for family or visitors.

This stunning property presents an exceptional opportunity to build a bespoke family home in a highly desirable location, offering a perfect blend of space, privacy, and contemporary living.



CGI of proposed dwelling



CGI of proposed dwelling

Situation

Nestled in a tranquil rural setting, this plot offers an idyllic location just 0.5 miles from the charming village of Kington Langley and a mere 1 mile from the bustling town of Chippenham, which boasts a well-connected train station. The property is perfectly positioned for easy access to the M4 corridor, with Junction 17 only a 5-minute drive away, ensuring convenient links to major cities and transport routes.

Kington Langley is a delightful village in the heart of North Wiltshire, known for its strong community spirit and scenic village green. The village is home to essential amenities, including a Church of England primary school, a welcoming parish church, a well-maintained playing field, and an active village hall.

Residents also benefit from a variety of social clubs, offering everything from tennis and croquet to wine appreciation, making it an ideal place for families and individuals alike.

The nearby town of Chippenham offers a wide array of services and conveniences, including retail parks, a leisure centre, cinema, and a selection of reputable secondary schools.

For those seeking a wider range of shopping and dining options, the nearby towns of Malmesbury and Corsham are also easily accessible. Malmesbury, with its rich history, is home to excellent schools, a Waitrose supermarket, and various local amenities, while Corsham, just 7 miles away, offers a charming mix of independent shops, cafes, and cultural attractions. Corsham’s picturesque high street has even featured in numerous film productions, including Poldark.

For travel further afield, Chippenham’s mainline railway station offers regular services to London (Paddington in approximately 75 minutes), while the M4 motorway facilitates quick access to cities such as Bristol, Bath, Swindon, and even Wales, ensuring both convenience and connectivity for those looking to explore or commute.





Directions

Postcode: SN15 5LY

What3Words ///minerals.series.tides

General

Local Authority: Wiltshire Council

Services: Not connected but available locally.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Cirencester

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP

01285 653101

cirencester@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

For the finer things in property.

