

## **West Wells Barn**

Sevenhampton SN6 7QA



A beautiful detached converted barn | Four bedrooms

Includes an en-suite ground floor bedroom | Grounds of circa one acre

Separate garden office/studio with power | EPC C

**Offers in excess of £800,000**



# West Wells Barn

## Sevenhampton SN6 7QA



4 Bedrooms



3 Bathrooms



2 Receptions

This lovely barn conversion is located in a rural spot just outside the village of Sevenhampton and is convenient for access to the A420, the A419 and the M4 motorway. Swindon station, for trains into London Paddington, is within easy reach.

This lovely home is very private and sits within grounds of circa one acre with plenty of parking.

The property is approached through a charming walled garden which lies to the front of the property and is very private, being fully enclosed and enjoying a sunny aspect.

There is a generously proportioned light and airy living room with tri-fold doors on to the front garden, exposed floorboards, exposed beams and a fireplace with a wood burning stove. The kitchen has been refitted to incorporate granite worktops, a central island unit, a dual fuel Aga and twin Belfast sink. Off the kitchen is a rear entrance hall/boot room with access to a utility room, cloakroom and an internal

wood store. Completing the ground floor is a snug/office and a double bedroom with en suite shower room and adjacent cloakroom.

On the first floor is a master bedroom with a picture window overlooking the rear garden and an en suite shower room. There are two further double bedrooms, both with fitted wardrobes, and a family bathroom.

Outside, the property has driveway parking for many vehicles and a double garage with power and light connected. The gardens encircle the barn and are laid predominantly to lawn with a wide variety of mature trees and shrubs, including fruiting trees, and in one corner the potential for a kitchen garden with a large greenhouse. Also lying within the garden is a work-from-home office with power and light connected and a large attached storeroom/workshop.

Converted in 1992, this character home has the added benefit of mains water, electricity, gas, and double glazing





throughout. Drainage is to a private septic tank. Internal viewing is highly recommended.

### Amenities

Sevenhampton is a small village between Shrivenham and Highworth. Nearby are Wrag Barn Golf Course and Roves Farm Visitor Centre, a family-run farm park, offering lots of hands-on farmyard fun including tractor-trailer rides, animal feeding and handling and large indoor and outdoor play areas. They also run special themed events during all school holidays.

The village is also the burial site of James Bond author Ian Fleming, whose grave is marked by an obelisk in the churchyard.

Highworth, about six miles north-east of Swindon town centre, is within easy reach of all main roads and Junction 15 of the M4. The centre of the town offers a range of local independent and some better known stores, including the especially charming Bloomfields Delicatessen, and there is a market on Saturdays. There is a primary school, secondary school, doctors' surgery, a dentist and a leisure centre.

### Directions

From Faringdon, take the A420 towards Swindon. At the Watchfield roundabout, take the third exit continuing towards Swindon. Take the next right hand turn signposted to Highworth and Sevenhampton. Note width and weight restriction on this route. At the end of the road, turn right and then first left towards Sevenhampton. The access for the property is on the right hand side, immediately before the 30 mph speed limit signs at the entrance to the village.

### Services & Tenure

We believe the property is served by mains electricity, gas, water and a private septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

Swindon Borough Council

Ref: FAR/4456/MM/SC/080817







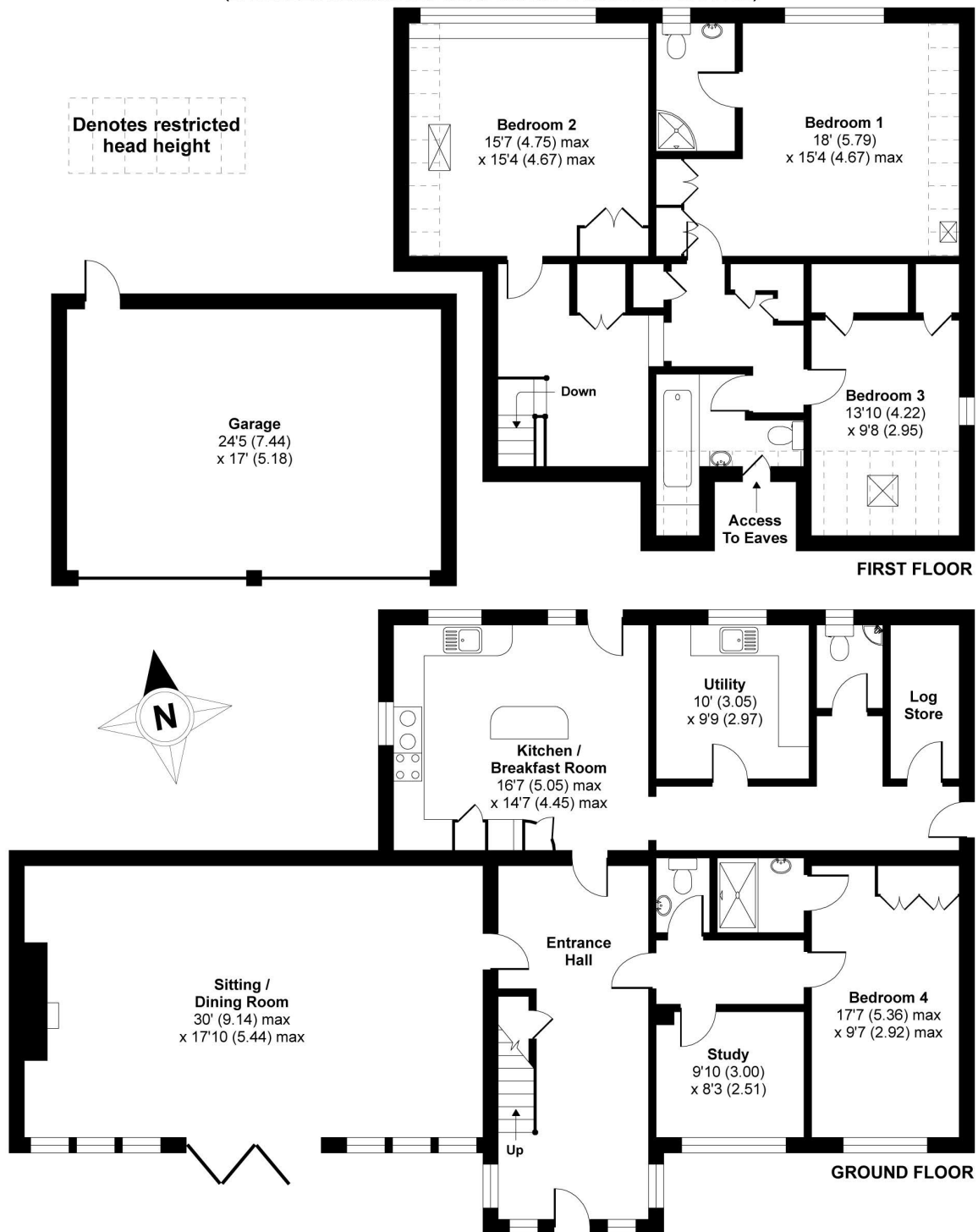






# West Wells Barn, Sevenhampton, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 3004 SQ FT 279.1 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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