



**Ettone Barns, Castle Eaton, SN6 6JJ**



**welcome to**

## **Ettone Barns**

Located within the small conservation village of castle Eaton is a spectacular detached country residence that has been built by award-winning Bach Homes. The property combines spacious family living with a contemporary and open plan design. To the rear a large rear garden and acre of paddock.



**Ground Floor**

**Entrance Reception**

15' x 7' 5" ( 4.57m x 2.26m )

A light and airy entrance to this 3553 sq2 Family Home. 26 ft High ceiling. Double glazed door to front. Floor to ceiling double glazed windows. Stairs to front floor landing. Door to Living accommodation. Door to cloakroom. Door to cloak storage cupboard. Tiled flooring with underfloor heating. Thermostat control.

**Cloakroom**

Double glazed window to front. w.c. Wash hand basin set into vanity unit. Splashbacks. Automatic inset spotlights and extractor fan. Wall mounted shelving. Tiled floor with underfloor heating. Thermostatic control.

**Study**

12' 11" x 7' 7" ( 3.94m x 2.31m )

Double glazed window to side. Glazed divider. Tiled floor with under floor heating. Wall mounted thermostat.

**Sitting Room**

19' 9" x 19' 7" ( 6.02m x 5.97m )

Double glazed window to side. Double glazed Bi-Folding doors to rear. Inset spotlights. Feature fireplace. Tiled flooring with underfloor heating. Thermostat control.

**Formal Dining Room**

13' 9" x 13' 5" ( 4.19m x 4.09m )

Double glazed Bi-Folding doors to rear. Feature fireplace. Inset spotlighting. Tiled floor with underfloor heating. Thermostat control.

**Breakfast Area And Dining Area**

8' 8" x 7' 11" ( 2.64m x 2.41m )

Double glazed window to front. Door to walk in pantry. Tiled floor with under floor heating.

**Kitchen/breakfast Room**

13' 9" x 13' 1" ( 4.19m x 3.99m )

Double glazed Bi-Folding doors to rear. Door to utility room. Fitted kitchen comprising wall and floor mounted units. Granite work surfaces. Inset 1 1/2 bowl sink unit. Granite splashbacks. Central island with storage units and breakfast bar. Extractor chimney over. Integral appliances include Double oven, 4 ring ceramic hob (central unit) dish wash, coffee machine, wine cooler and hot plate. Tiled floor with underfloor heating. Thermostat control. Inset lighting.

**Utility Room**

7' 4" x 5' 9" ( 2.24m x 1.75m )

Double glazed window to front. Wall and floor mounted units. Granite worksurface with

granite splashbacks. Wall mounted boiler. Integral washing machine and tumble drier. Tiled floor with underfloor heating.

**First Floor Landing**

21ft in length. Solid door to four bedroom and family bathroom. Further solid door to storage cupboard. Hardwood flooring with underfloor heating. Stairs to second floor landing. Inset lighting.

**Second Bedroom**

15' 2" x 13' 9" ( 4.62m x 4.19m )

Two double glazed windows to rear. Built-in wardrobes. Door to en-suite. Hardwood flooring with underfloor heating. Thermostat control.

**Ensuite Shower Room**

7' 3" x 12' 2" ( 2.21m x 3.71m )

Double glazed window to rear. Fully tiled walls. Tiled floor with underfloor heating. w.c. His and her wash hand basins over vanity unit. Mirror behind. Automatic inset lights and extractor. Walk-in shower with glazed screen. Bidet. Chrome towel radiator. Thermostat control.

**Third Bedroom**

10' 1" x 13' 4" ( 3.07m x 4.06m )

Two double glazed windows to front. Hard wood flooring with underfloor heating. Solid door to en-suite shower room. Wall mounted thermostat control.

**Ensuite**

5' 1" x 10' 1" ( 1.55m x 3.07m )

**Fourth Bedroom**

12' x 13' 1" ( 3.66m x 3.99m )

Double glazed window to side. Built-in wardrobes. Hard wood flooring with underfloor heating.

**Fifth Bedroom**

11' 2" x 12' 4" ( 3.40m x 3.76m )

Two double glazed windows to rear. Built-in wardrobes. Hardwood flooring with under floor heating. Thermostat control.

**Family Bathroom**

8' 5" x 6' 9" ( 2.57m x 2.06m )

Double glazed window to rear. Free standing bath with mixer. Wash hand basin set into vanity unit. w.c. Tiled walls. Tiled floor with under floor heating. Inset lights and extractor. Thermostat control.

**Second Floor Landing**

Solid doors to master suite and family room/sixth bedroom. Further solid doors to

storage cupboard and walk in laundry room.

**Master Suite**

17' 9" x 21' 2" ( 5.41m x 6.45m )

Three velux windows to rear. hard wood flooring with under floor heating. Thermostat control. Eaves storage. Solid doors to en-suite and dressing room.

**Dressing Room**

8' 7" x 6' 3" ( 2.62m x 1.91m )

Storage. Hardwood flooring with underfloor heating.

**Ensuite Shower Room**

8' 2" x 14' 3" ( 2.49m x 4.34m )

Double glazed window to side. Velux to rear. Walk-in shower cubical with glazed shower screen. His and hers wash hand basins set into vanity unit. w.c. Tiled walls. Tiled floor with underfloor heating. Thermostat control. Auto spot lights and extractor.

**Family Room/sixth Bedroom**

27' 5" x 13' 1" ( 8.36m x 3.99m )

Double glazed window to rear. Hardwood flooring with underfloor heating. Thermostat control.

**Laundry Room**

Irregular Shaped Room 9' 10" x 7' 4" ( 3.00m x 2.24m )

Hardwood flooring. Hot water system.

**Externally**

**Front**

Block paved paving providing access to car parking.

**Rear**

family sized rear garden with side access to car ports. Level area laid to lawn enclosed by post and rail fencing with rear pedestrian access towards paddock.

**Double Carport**

Block paved flooring. Power and light. Side pedestrian door to rear access. parking for numerous vehicles.

**Paddock**

Circa. 1 acre Enclosed by post and rail fencing. Currently used as paddock.

**Castle Eaton**

The village is characterised by its older buildings most of which are in The Street, the original main thoroughfare. Built of local stone, these buildings give Castle Eaton the look and feel of a traditional Cotswold village. Many of the buildings date from about 1650 to 1850, and Swindon Council has made this part of the village a Conservation Area to protect its historical and architectural importance.



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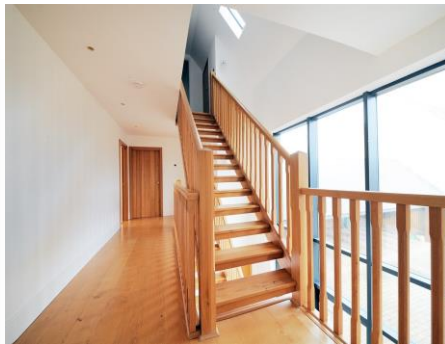
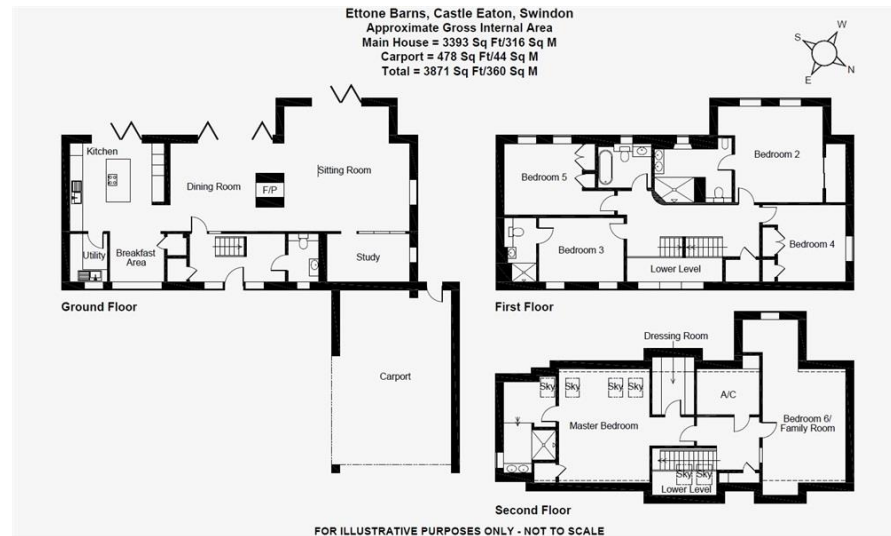
welcome to

## Ettone Barns

- Contemporary and open plan design
- One of only 4 individually designed homes
- The finish is to the highest standard
- Acre of paddock
- Double carport and driveway parking

Tenure: Freehold EPC Rating: Awaited

**£799,000**



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