



Avon Wick Avon
Chippenham



Avon Wick
Avon
Chippenham
SN15 4LS

Delightful single storey barn conversion pleasantly situated in a scenic rural location with paddock, stables & woodland (approx. 5 acres) double garage and well tended landscaped garden.

- Delightful Barn Conversion • Dating Back To c.1878 • Four Bedrooms • Vaulted Ceilings & Exp Beams • Large Paddock & Woodland • Stables & Double Garage • Riverside Frontage • Scenic Rural Location •

Asking Price £875,000



Description

Avon Wick is a truly delightful single storey barn conversion pleasantly situated in a scenic rural location surrounded by open countryside. The property would be ideal for purchasers with equestrian interests as the property benefits from having a paddock with stables, tack room and a selection of useful outbuildings/wooden style barns. In addition there is an area of woodland and a beautiful 'secret garden' which backs onto the River Avon. In total the plot measures approximately just under 5 acres. The property is believed to be a former cow shed dating back to c.1878 which was skilfully converted about 25 years ago to a high standard and provides deceptively spacious accommodation throughout with characterful features such as exposed beams and vaulted ceilings. The accommodation is built around the 'heart of the house' kitchen/dining/family room with useful utility room and cloakroom off, dining room, sitting room with wood burner, four good size bedrooms, the master with en-suite, and family bathroom. Externally there is a beautiful, well tended, landscaped garden laid mainly to lawn with well stocked flower beds and a vegetable patch. In addition there is a double garage with ample driveway parking in front. In order to fully appreciate the property an internal viewing is highly recommended. Please note that the site plan is to be used as an approximate guide only and is not giving the exact boundaries.

Situation

The property is situated in a scenic rural position in the small hamlet of Avon, just a short distance from the nearby villages of Langley Burrell and East Tytherton. Avon lies just north of Chippenham, Wiltshire from which there is quick and easy access to the M4 motorway at Junction 17 (about 12 minutes or so) and also to the major centres of Bath, Bristol, Swindon and London. The mainline railway station (London-Paddington) is about 5 miles away. Chippenham benefits from excellent schooling, both primary and secondary, sports centres and numerous High Street shops and supermarkets, cinema and public parks.

Directions

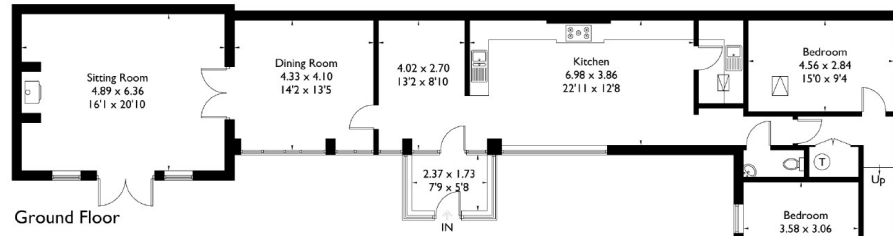
Leave Chippenham on the B4039 and turn right into Langley Burrell. Continue through the village and on through Kellaway towards East Tytherton. Before you reach East Tytherton turn left, signposted Avon, and follow this road for about half a mile or so. The property can be found tucked away on the left hand side just before the sharp right hand bend with a pair of semi detached cottages straight in front.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

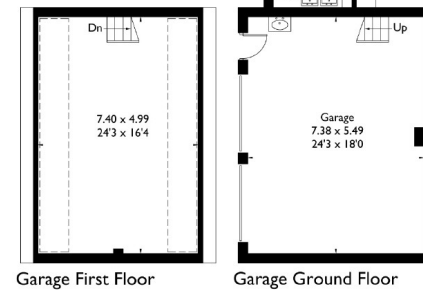
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





Avon Wick, Avon, Chippenham, SN15 4LS

Approximate Gross Internal Area
 House = 203.4 sq m / 2189 sq ft
 Garage Building = 77.7 sq m / 836 sq ft
 Total = 281.1 sq m / 3025 sq ft



Floorplanz © 2018
 0203 9056099 Ref: 211005
 This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.

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