

The Malting House

Marshfield, Chippenham, Gloucestershire





A substantial Grade II listed Georgian family home in popular Marshfield: A masterpiece of historic and modern living.

Bath 9 miles, Chippenham Train Station 9 miles
(Distances are approximate)



Summary of accommodation

Main House

Ground floor: Kitchen/Dining Area | Utility Room | Drawing Room | WC | Playroom | Dining Room | Guest Bedroom En Suite

First floor: Principal Bedroom En Suite and Dressing Room | Three Further Bedrooms | Family Bathroom | Shower Room En Suite

Second floor: Self-contained Three Bedroom Annexe | Kitchen/Dining | Sitting Room | Bathroom | Shower Room

Outside

Off-Street Parking for at Least Four Cars | Electric Charging and Water Supply

Situation

Times and distances are approximate.

Marshfield is an attractive village, rich in history, its high street lined with Georgian buildings. It has an exceptional community and facilities that offer an idyllic lifestyle: there are two welcoming pubs, a shop, pre-school and primary school



Sports facilities include tennis courts, sports fields and a skate park. The village is surrounded by countryside with multiple footpaths and rural walks.



Bath is just a 20 minute drive, offering its beautiful Georgian buildings and wide range of shops, restaurants and cultural attractions.



Junction 18 of the M4 is within three miles, allowing easy commuting to both Bristol and London and high speed rail links are available from Chippenham station.



There is a good selection of schools nearby including Kingswood and The Royal High School in Lansdown, Bath, Badminton School and in the surrounding areas Stonar, Westonbirt and St Mary's Calne.



The House

The Malting House is a fine, Grade II listed, early 19th century home in a prime position on Marshfield High Street. It's a property of note that has been recently refurbished and renovated to create a generous family home as well as a self-contained top floor annexe.

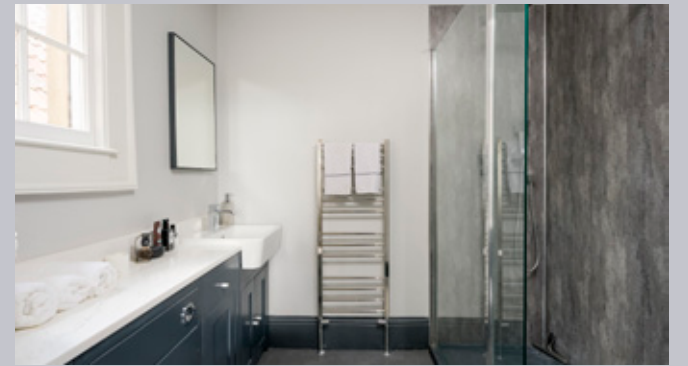
Inside, a welcoming entrance hall has a staircase up and a doorway into the inner hall to the ground floor accommodation. Here, the drawing room and dining rooms are at the front of the house, both have high ceilings, wooden floorboards, fireplaces and large, 16-panel windows. These rooms are packed with period details: intricate coving, cornicing and arched alcoves.

Along the inner hall is a guest bedroom suite, a WC, a playroom with views to the garden and a practical utility that leads into the open plan kitchen/dining room. Here, The Malting House origins are obvious - a central stone brick 'oven' and arched ceilings separate the two living spaces, creating a good spot for a study/work area. There's heating under the flagstone floors that flow through to the well-equipped kitchen and a barn-style door out to the walled, courtyard garden.

Stairs up from the kitchen lead to the first floor and an extensive landing, currently used as a sitting room. There are three bedrooms and a bathroom, plus a principal bedroom suite with a generous dressing room and idyllic rural views. Each of the bedrooms on this floor are exceptional: two have A-frame vaulted ceilings with wooden beams and skylights; one is a 'bunk-bed' room with no less than four double bunkbeds.







The second floor can be accessed from the first floor landing and via a staircase from the front hall; it can be closed off to create a separate annexe if required. There are two bedrooms, one bedroom suite, a bathroom, sitting room and kitchen/dining room - the whole floor has been totally refurbished with modern fixtures and fittings.



FLOORPLAN

Approximate Gross Internal Floor Area

Total: 572 sq m / 6,156 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



Gardens & Grounds

An attractive, walled courtyard garden offers plenty of space for outdoor dining and relaxing, with sheltered areas for a garden kitchen. It's completely enclosed, creating a safe space for children and animals. The whole of this external space has been renovated with new drainage and paving and the walls have been repointed.

At the rear of the property is parking for at least four cars on a gravel drive with power for an electric charger and a water supply.

Property Information

Services:

We are advised that the main water, drainage, electricity, and gas are connected to the property.

Tenure:

Freehold.

Local Authority:

South Gloucestershire Council

Council Tax:

Band G

EPC:

D

Guide Price:

£1,395,000

Postcode: SN14 8LS

Viewings:

Strictly by prior appointment with Knight Frank.



Bath

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Bath

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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