


Coxes Hill Barn


Lower North Wraxall, Wiltshire




An attractive detached Grade II listed five bedroom family home, in a tucked away position.

Marshfield 2.5 miles, M4 (J18) 3 miles, Corsham 8 miles, Chippenham 9 miles, Bath 10.5 miles
(All distances are approximate).


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Summary of accommodation

The House

Ground Floor: Entrance hall | Living room | Garden room | Dining room | Kitchen/breakfast room
Utility room | Cloakroom

First Floor: Principal bedroom en suite shower room | 2 double bedrooms | Single bedroom | Bathroom

Second Floor: Double bedroom | Office/playroom

Outside

Tiered gardens | Summerhouse & store | Greenhouse | Parking

In all approximately 0.61 acres



Situation

(Distances and times are approximate)

The property is situated in the pretty hamlet of Lower North Wraxall in the Cotswolds Area of Natural Beauty.



Marshfield, Corsham and Chippenham offer day to day amenities, whilst Bath provides a wider range of restaurants, shops and activities. The quintessential Cotswold village of Castle Combe which was recently voted the prettiest place in Great Britain, and Lucknam Park Hotel & Spa with its Michelin Star restaurant and equestrian centre are both a short drive away.



There is a good pre-school within walking distance, and Bath has an excellent selection of schools to include Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Also within easy reach are Sheldon School, Calder House, Stonar and St Mary's Calne.



The property is well placed for commuting with easy access to the M4 and the wider motorway network.



High speed rail links are available from Chippenham to London Paddington at a journey time from 70 minutes.



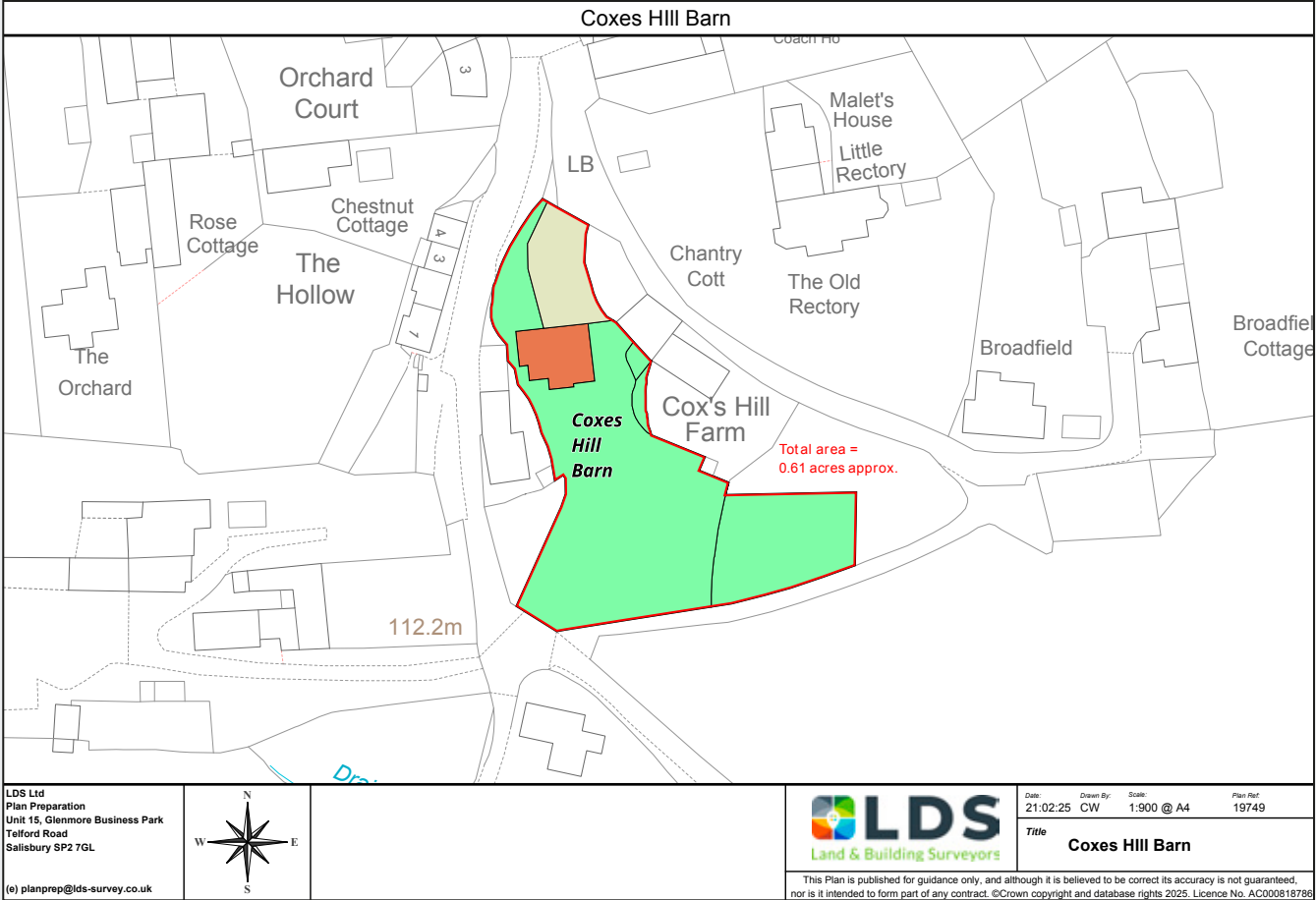
The House

Coxes Hill Barn offers well presented accommodation throughout, which is arranged over three floors.

From the light and airy entrance hall is the impressive living room with woodburner and two sets of double doors leading out to the terrace and gardens, the dining room, and the kitchen/breakfast room, which leads through to the gorgeous oak and glass garden room with feature exposed stone wall and double doors out to the gardens. Also on this floor is the utility room and a cloakroom.

On the first floor is the spacious principal bedroom with en suite shower room, two double bedrooms, a single bedroom and the family bathroom.

The second floor comprises a double bedroom and office/playroom which spans the width of the barn, a perfect space for children/teenagers.



Outside

The property is approached through double wrought iron gates onto a private driveway where there is plentiful parking for a number of vehicles.

Externally the south facing gardens are tiered, and comprise lawns, kitchen garden, a gravel entertaining terrace with a small pond and a wilder area on the lower sections.

There is also a summerhouse with a store and a greenhouse.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Oil fired central heating.

Local Authority: Wiltshire Council – wiltshire.gov.uk

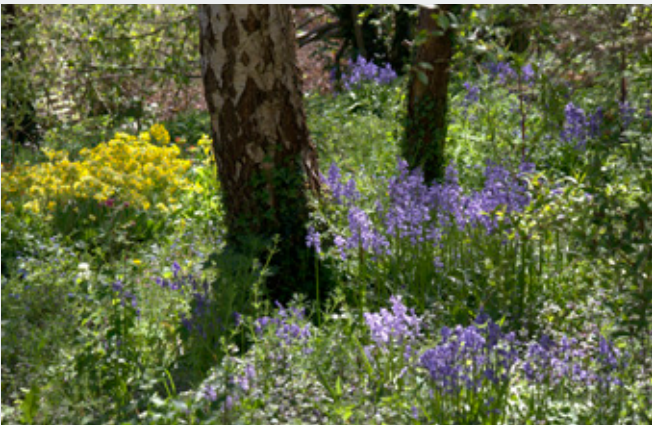
Council Tax: Band F

Guide Price: £1,150,000

Postcode: SN14 7AD

What3Words: ///octagonal.clubbing.readily

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 251 sq.m / 2,701 sq.ft

Outbuilding: 12 sq.m / 129 sq.ft

Total Area: 263 sq.m / 2,830 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.



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Francesca Leighton-Scott

01225 325 994

Francesca.Leighton-Scott@knightfrank.com

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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Particulars dated February 2025. Photographs and videos dated February 2025.

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