

Foxley Barn

Foxley, Nr Malmesbury, Wiltshire





A beautifully presented Cotswold stone barn with fabulous country views situated on the edge of a desirable village close to the historic town of Malmesbury.

Malmesbury 2 miles, Sherston 3.5 miles, M4 Jct 17 6 miles, Tetbury 7 miles, Chipenham 10 miles (London Paddington 70 minutes)

Cirencester 14.6 miles, Kemble station 11.7 miles (London Paddington 75 minutes), Bath 26 miles

(All distances and times are approximate)



Summary of accommodation

Main House

Ground floor: Entrance hall | Cloakroom WC | Dining hall | Drawing room | Kitchen | Utility room | Boot room

Family room | Bedroom with en suite bathroom | Further bedroom with en suite shower room

First floor: Principal bedroom with en suite bathroom | Further bedroom with en suite bathroom

Second floor: Bedroom and bathroom

Garden and Grounds

Garage | Home office | Wood store | Carport | Garden | Two garden sheds | Tennis court

In all about 0.6 acres

Situation

Times and distances are approximate.



Malmesbury for everyday shopping needs and Primary Care Centre. Waitrose and Aldi stores. Sherston has a Coop food store with post office, wine shop, hairdressers, garden centre and doctors' surgery. Tetbury, Chippenham, Bath, Cirencester and Swindon are easily accessible.



Chippenham Station – London Paddington 70 minutes, Bath 11 minutes and Bristol Temple Meads 25 minutes. Kemble Station – Paddington 75 minutes.



M4 Jct 17 Chippenham/Cirencester.



Education is first-class with excellent state and independent schools, many offering a daily bus. Malmesbury School is very good (OFSTED states teaching standard is exceptionally high). Meanwhile, local private schools include Beaudesert Park, Westonbirt, Wycliffe, and St Mary's Calne.



Excellent walking and cycling network of footpaths, including Westonbirt Arboretum, roads and bridleways with the Wiltshire Cycleway passing through Foxley.



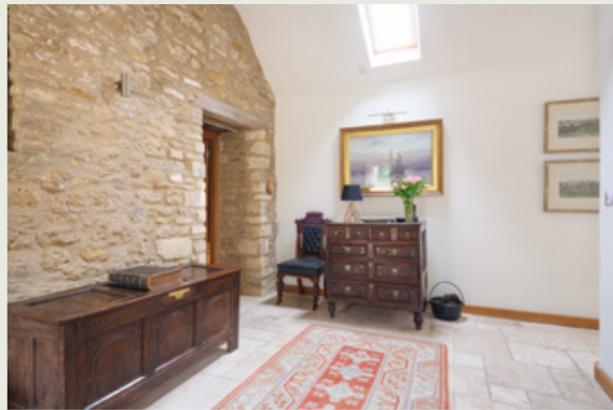
Cheltenham, Newbury, and Bath. Eventing, polo and trail hunting in the locality.



Minchinhampton, Bowood, Castle Combe and Oaksey.



Cotswold Water Park and Nature Reserve.



The Property

Foxley Barn is a beautifully presented Cotswold stone barn located on the edge of the desirable small village of Foxley overlooking unspoilt countryside.

The building dates back to the early 17th century but is not listed. Foxley Barn was converted into a country house in 2008, offering versatile accommodation ideal for family living and entertaining. It is presented to a high standard with double glazing throughout, underfloor heating and modern insulation.

The front door opens onto the central hallway with a corridor leading to a wide oak staircase and the wonderful full-height dining hall with a wood burner. Beyond this is the kitchen/breakfast room with an electric Intelligent Aga and module and stunning views across the valley. A small boot room leads to the back door. On the other side of the dining hall is the beautiful drawing room with open fireplace. Across the terrace from the kitchen is a home office/studio.

At the far end of the house is a bedroom wing, which includes a bedroom with en suite bathroom and walk-in shower, and a further bedroom with en suite shower room. Following the corridor back towards the entrance hallway is a large family room/library with wood burner.

On the first floor is the principal bedroom overlooking the garden and countryside beyond with en suite bathroom and walk-in shower. Overlooking the courtyard is a further bedroom with en suite bathroom and walk-in shower. On the second floor there is a bedroom and bathroom.

At the far end of the house is a secure garage with storage above.





Gardens and Grounds

The house is approached from the village lane along a drive that rises past the tennis court into the spacious gravel courtyard beside the main house and office/studio. There are private terraces, flower borders and grass areas, all with country views. The grounds are predominantly southwest-facing, ideal for outside dining and entertaining. To the side of the home office is a log/bin store and a carport at the rear. There are also two garden sheds.

FLOOR PLAN

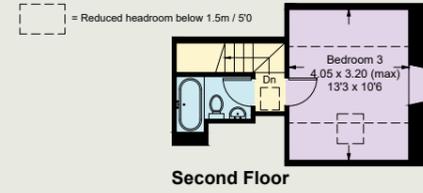
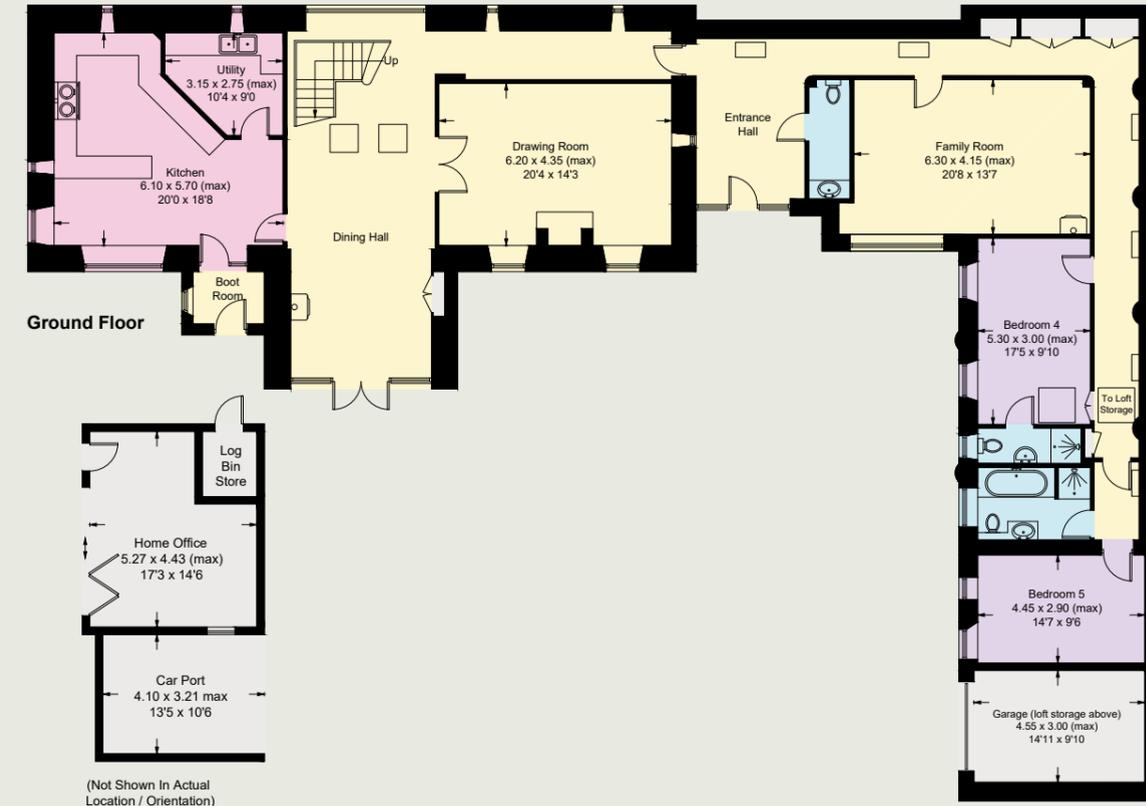
Approximate Gross Internal Floor Area

Main House: 329.3 sq m / 3,544 sq ft

Outbuildings: 37 sq m / 398 sq ft

Total: 366.3 sq m / 3,942 sq ft

(Including Garage/Excluding Void/Car Port)



PROPERTY INFORMATION

Property Information

Services:

Mains water, private drainage, and air source heat pump heating. EV charging point. Ultrafast broadband available.

Tenure:

Freehold

Local Authority:

Wiltshire Council

Council Tax:

Band G

EPC:

C

Postcode:

SN16 0JJ

What3Words:

///priced.tumble.reseller

Viewings:

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

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.



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Particulars dated: October 2024. Photographs dated: October 2024. Capture Property 01225 667287.

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