

# property details **approval form**

Little Barn The Shoe, North Wraxall, Chippenham, Wiltshire, England, SN14 8SE

**Date:** 11 November 2024

**Property Ref and Version:** COS106714 - 0008

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£490,000

Tenure: Freehold

## >> **key features**

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- > Beautifully presented Barn Conversion
- > Spacious and Flexible Living Accommodation
- > Countryside Views Surrounding
- > Full of character and charm
- > Garage and Driveway Parking
- > Easy access to Chippenham, Bath and the M4.
- > EPC Rating: F

## >> **short description**

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Welcome to Little Barn, a striking Barn Conversion located in the Hamlet of The Shoe. Full of character and charm, this stunning family home blends stylish, modern living with the history of the property.

Surrounded by open countryside, whilst having good access to local schools and amenities.

## >> **long description**

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Little Barn, as the name suggests, is a superb barn conversion which is an utterly stunning family home. Retaining many original features and offering spacious, elegant accommodation with attention to detail in every room.

Backing onto open farmland and views to the front across the pretty countryside. Situated within The Shoe, the location is ideal for long dog walks, cycling and country pursuits.

The gravel driveway leads to the enclosed, low maintenance, private garden which is ideal for entertaining. This unique and rare-to-market property offers a warm and inviting living room which boasts a wonderful multi-fuel burner, perfect for cozy winter evenings. The separate dining room offers a stylish and elegant space for entertaining with patio doors leading into the sunny conservatory. The bespoke country kitchen is ideal for the keen chef. There are two double bedrooms, one single bedroom and a well appointed family shower room, to the first floor. Each room has its own characteristics, sharing the country living theme.

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The outhouse, affectionately known as 'the Milking Parlour', is a fantastic size with great potential. Currently used as a home gym and utility, this space has so many uses and could be an ideal workshop, studio, or home office.

The Shoe is a Hamlet in the Parish of North Wraxall, c7 miles from Chippenham mainline station and a similar distance to Bath.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Porch**

### **Living Room**

19' 10" max x 15' 10" max ( 6.05m max x 4.83m max )

### **Dining Room**

14' 6" x 10' 11" ( 4.42m x 3.33m )

### **Kitchen**

18' 5" x 8' 2" ( 5.61m x 2.49m )

### **Conservatory**

11' 1" x 10' 6" ( 3.38m x 3.20m )

### **First Floor Landing**

### **Bedroom One**

15' 6" x 11' ( 4.72m x 3.35m )

### **Bedroom Two**

11' 11" x 9' 10" ( 3.63m x 3.00m )

### **Bedroom Three**

9' x 8' 11" ( 2.74m x 2.72m )

### **Bathroom**

### **Front Garden**

### **Workshop/Studio**

18' 2" x 13' 9" ( 5.54m x 4.19m )

### **Agent's Note**

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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## >> **property images**



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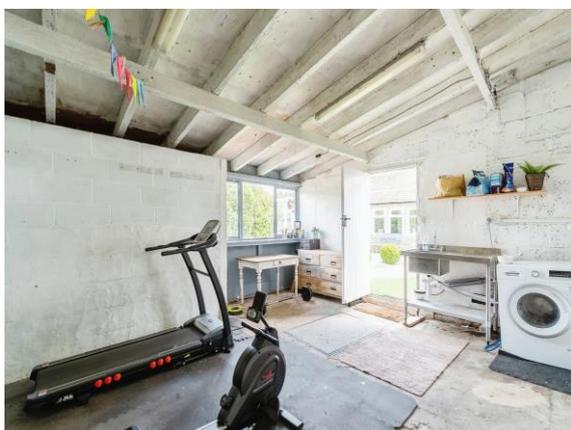
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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

|               | Signature | Date |
|---------------|-----------|------|
| Sarah Bellamy |           |      |
| Ms A. McAloon |           |      |

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