





📍 Wellingtonia Barn 2 Seend Road, Worton, Devizes, SN10 1SQ

🔗 Guide Price £1,250,000

An exciting opportunity to own the first 'Passivhaus Premium Standard' home in the Wiltshire (and only the second in the UK). 'A' Rated EPC

- Impressive New 'Passivhaus Premium' Home
- High Specification Customisable Finish
- Wonderful Far Reaching Views To Front & Rear
- 10 Year Advantage Warranty
- Over 3500sqft Of Accommodation
- Additional 500sqft Barn Style Double Carport & Garage
- 4 Double Bedrooms + 3 Bathrooms
- 2 Receptions + Superb Open Plan Kitchen/Dining Area
- About 1/2 An Acre

🏠 Freehold

🏠 EPC Rating A





**\*\*Strakers are delighted to be marketing this superb high specification village home on behalf of 'Erigo' who were the British Renewable Energy Awards Finalist 2024.\*\***

Works on this stunning detached property is due to begin in July 2025 and with early engagement is fully customisable to meet your heart's desire. The purchase price will be split between the plot at £350,000 and a set build cost for Erigo to build the property for the client at £900,000.

It is located in a rural setting with fields to both the front and rear. The structure has been designed with environmental responsibility in mind and hence comprises a sustainably resourced carbon negative timber frame. Once inside the property you are presented with an impressive dual aspect open plan kitchen/dining space. There is a delightful sitting room, additional study, ground floor bedroom with en suite bathroom, a utility room and cloakroom. The property will be heated with radiant panels but this can be changed to an underfloor heating system if preferred. It will also have a cooling system in Summer. On the 1st floor there are 3 further double bedrooms, one with an en suite and dressing room, plus the family bathroom. You can also take in the views of the beautiful Wiltshire countryside from any one of the bedrooms.

Outside the garden will have a patio and lawn but as with all the interior this can be landscaped to one's own designs and requirements. There will be private parking for a number of cars and an open fronted barn style double carport and garage.

#### Situation & Property Information

The property is set in a rural location, between the two popular villages of Seend and Worton. Seend has a thriving community and is well known for its many fine period buildings that align The High Street and provides a wide range of amenities including a local shop/post office, 2 public houses in the neighbouring Seend Cleeve with The Barge fronting on to the canal, a primary school, playing field, village hall and social club. Worton also offers a public house and a thriving primary school. The historic town centre of Devizes is within 5 miles and provides excellent shopping facilities, schools for all ages, museum, leisure centre and a bustling weekly market. The major centres of Bath, Swindon, and Salisbury together with the country towns of Trowbridge, Chippenham and Marlborough are all within a 30 mile radius. Communications in the area are excellent with main line rail services to London Paddington from Chippenham, Pewsey and Westbury. The M3 to the south (A303) and the M4 to the north provide fast road access to London and the West Country along with Heathrow and Gatwick airports.

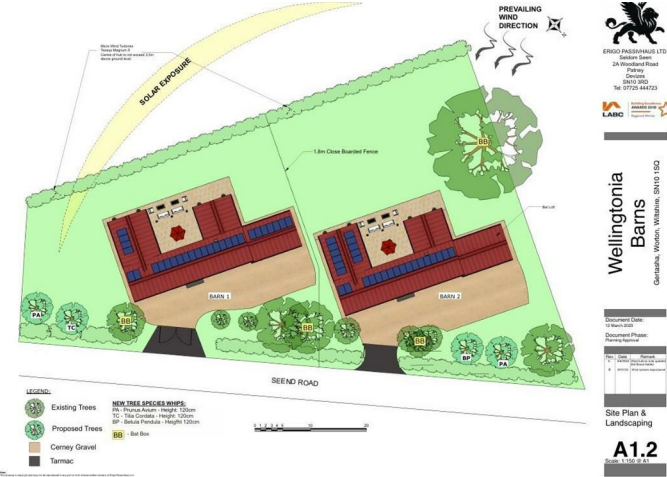
The floorplan images are intended to show layout only and are not intended to accurately depict finish or specification. For details on specification please contact Strakers. The CGI images are representative. Council Tax still to be determined. Predicted SAP to follow. Services: Air source heat pump, mains water, mains electricity and photovoltaic panels and battery storage, septic tank. Triple glazed windows. Electric vehicle charge point. Ventilation & heat recovery system.

#### About The Developer

Erigo are formed from various disciplines of highly qualified professionals, able to offer a bespoke and extremely high quality service, with a proven track record in Passivhaus construction. Their mix of professional backgrounds gives Erigo the edge on using modern construction technologies, combined with the best traditional methods to achieve truly outstanding results.

This bespoke arrangement allows you to partner with proven experts from the outset on exchange of the contracts of sale. This will allow an immediate start on site within a week of sale completion. Typically the engagement of a Builder, Architect & Structural Engineer would take 6 months before commencement on site.

Erigo will allow you to complete a self-build project on time and on budget without the usual dramas seen on Grand Designs.





GROUND & FIRST FLOOR LAYOUTS



Disclaimer 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 representation 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.