





📍 Sawmills Barn, Sandy Lane, Wiltshire, SN15 2PZ

🔗 Offers In Excess Of £1,000,000

A spacious and beautifully presented, four/five bedroom, three bathroom, detached barn conversion which was completed in 2014 to exacting standards and occupies a generous plot of approximately an acre, in the small, sought after village of Sandy Lane.

- Stunning, Detached Barn Conversion
- Four Bedrooms
- Three Bathrooms
- Spacious, Open Plan Living Space
- Triple Glazing & Underfloor Heating
- Detached Store/Potential Garden Office
- Planning Permission Granted For A One Bedroom Annex
- Approximately One Acre Plot With Fabulous, Widespread Views
- Detached Garage & Ample Driveway Parking
- Village Location

🏡 Freehold

🏠 EPC Rating B





Sawmills Barn is a spacious and beautifully presented, detached barn conversion which was completed in 2014 to exacting standards and occupies a generous plot of approximately an acre, in the small, sought after village of Sandy Lane. This eco friendly home enjoys breath taking views to the rear over miles of neighbouring countryside.

The property offers impressive and flexible accommodation over two floors comprising; entrance porch, fabulous open plan sitting/family room with large floor to ceiling windows, oak flooring and feature fireplace with inset wood burning stove, stunning, bespoke kitchen/dining room with excellent quality handmade units, large pantry off, stone tiled floor, vaulted ceiling and large floor to ceiling windows, utility room with cloakroom off, generous principle bedroom with contemporary en suite bathroom (four piece suite) and stairs leading up to an office/study, guest bedroom with en suite bathroom, two further bedrooms, family bathroom, impressive gallery landing and a play room/occasional bedroom.

Externally there are large, predominately lawned gardens to the side and rear which enjoy a great deal of privacy and from the paved patio seating area you can enjoy some of the most incredible views the village has to offer. To the side of the property there is a gravelled, driveway area for parking numerous vehicles (EV charging point). Tucked away in a lower section of the garden there is a detached, double garage with up and over doors to front. An attractive green oak workshop/store sits in the back left corner of the plot and offers scope to create a garden office/studio.

Planning permission has been granted to build a detached, one bedroom annex to the side of the property which would be ideal for a dependant relative.

**Situation**

Sandy Lane is a small village situated between the villages of Bromham and Derry Hill in an Area of Outstanding Natural Beauty. The property is ideally situated for countryside walks to Lacock and Spyre Park. The nearby village of Derry Hill has a primary school, post office/shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and more comprehensive amenities are available in nearby Chippenham, including mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offering good motor commuting to the major centres of Bath, Bristol, Swindon and London. Bristol airport is approximately 26 miles away.

**Property Information**

Council Tax Band: G

Freehold

Mains electricity, water and drainage.

Underfloor heating via a ground source heat pump

Mechanical ventilation and heat recovery system

Triple glazing

Ground mounted, solar panels (owned), installed in 2023

EPC Rating; B



## Sawmills Barn, Sandy Lane, Chippenham, SN15

Approximate Area = 2219 sq ft / 206.1 sq m

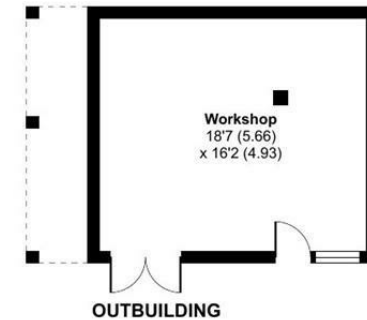
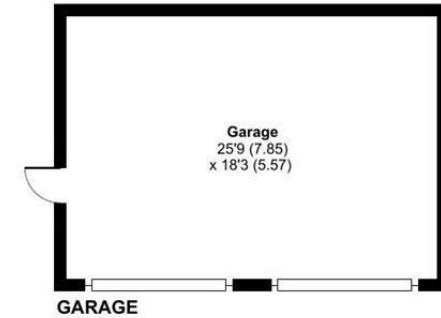
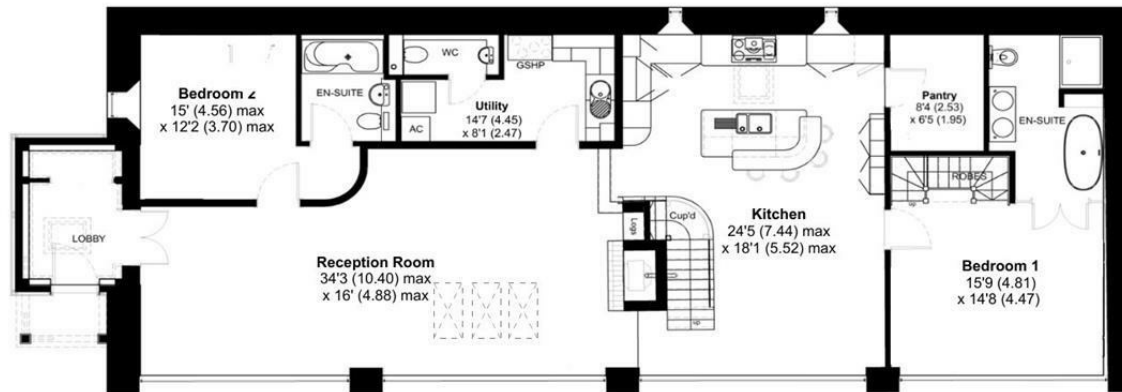
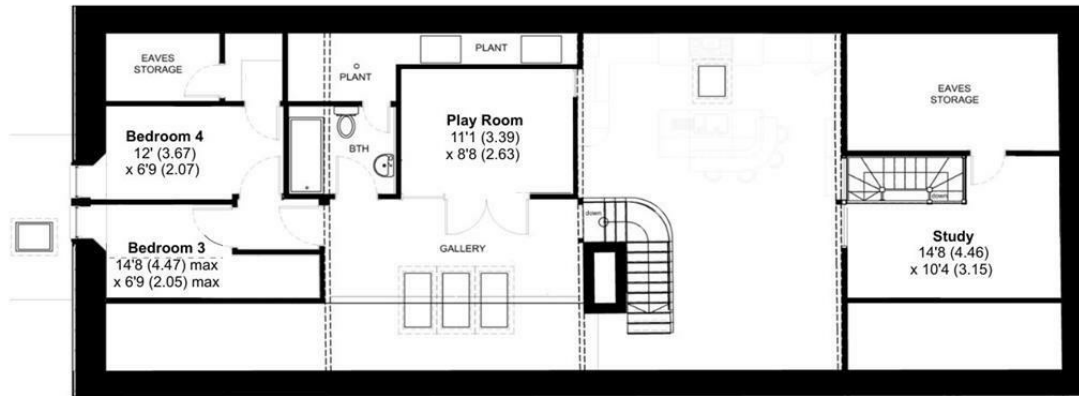
Limited Use Area(s) = 471 sq ft / 43.7 sq m

Garage = 471 sq ft / 43.7 sq m

Outbuilding = 301 sq ft / 27.9 sq m

Total = 3462 sq ft / 321.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Strakers. REF: 1210816

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