



📍 4 The Courtyard, Upper Seagry, Wiltshire, SN15 5JZ

🏠 Guide Price £599,500

A magnificent four bedroom family home set in a delightful village setting amid large south facing gardens.

- Stunning Mews Home
- Fabulous Accommodation
- Beautifully Proportioned
- Four Double Bedrooms
- Three Reception Rooms
- En Suite + Family Bathroom
- Large South Facing Garden
- Double Garage + Parking Space
- Desirable Village With Pub
- Attractive Courtyard Setting Amid Well Maintained Communal Gardens

🏡 Leasehold - Share of Freehold

🏠 EPC Rating D



Located in a delightful courtyard setting, an outstanding and tastefully presented four bedroom Mews style home with attractive Georgian style elevations. This beautifully proportioned, modern property has been finished to a particularly high standard and creates a spacious home with excellent ceiling heights and Georgian style windows. The ground floor comprises a reception hallway with study area and a cloakroom, an impressive 18'2 drawing room, a dining room and a fitted kitchen/breakfast room with a range of integrated appliances. The first floor boasts a fabulous master bedroom with en suite bathroom, three further double bedrooms and a family bathroom. Externally the large, south-facing gardens are a particular feature being predominantly laid to lawn and screened by a variety of specimen trees and established hedging which provide a high degree of privacy. A latched gate to the side opens to an allocated parking space with EV charging point and double garage.

SITUATION

The property stands in a delightful courtyard setting of nine properties, amid beautifully tended communal gardens. Seagry is a charming village split into Lower and Upper Seagry and situated in the south Cotswolds and this rural community is a delightful mix of villages houses, ancient farms and beautiful open countryside. In addition to the Church, public house and primary school, the village is well provided for with a village hall. More comprehensive amenities can be found in the nearby towns of Chippenham (5 miles) to the south or Malmesbury (4 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops including a Waitrose, award winning schools and leisure facilities. Early tributaries of the River Avon pass around the town, and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, whilst the Junction 17 of the M4 is only three miles south. Trains from Chippenham (5 miles) and Kemble (8 miles) link with London Paddington within approximately an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Mains water, oil fired heating and electricity. There are further communal gardens that are maintained, together with a store that houses communal equipment. N.B. The residents form their own management company which maintains all the communal areas at £150 per month, includes external decoration, buildings insurance and up keep of garden and central pond.



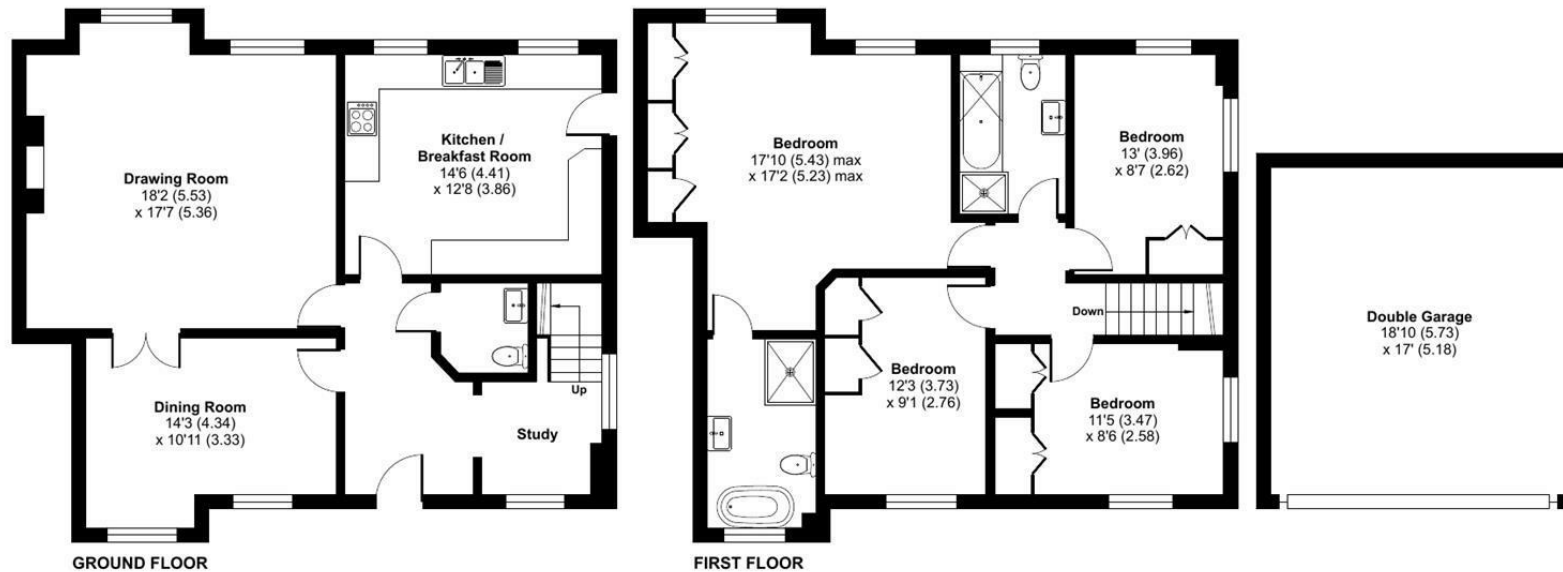
The Courtyard, Upper Seagry, Chippenham, SN15

Approximate Area = 1641 sq ft / 152.4 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 1960 sq ft / 182 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). © nichecom 2025. Produced for Strakers. REF: 1323905

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.