

FOXFIELD BARN

UPPER MINETY, WILTSHIRE



Malmesbury 7 miles, Cirencester 8 miles,
Kemble Station 7 miles (London Paddington from
69 minutes), M4 (Junction 16) 10 miles
(all times & distances approximate)

**A unique and tranquil detached
barn conversion set in an idyllic
edge of village position with mature
landscaped gardens, stables and
a field.**

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E sam@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



Ground Floor: Entrance Hall • Kitchen/Dining Room
Drawing Room • Study • Boot Room • Utility Room
Principal Bedroom with En Suite Bathroom • Second Double
Bedroom with Shower Room • Two Further Bedrooms
Family Bathroom • Cloakroom

First Floor: Fifth Bedroom with En Suite Shower Room
Attic Room Accessed Through a Bedroom

Outside: Beautiful Landscaped Gardens • Stables
Field • Gravel Driveway with Ample Parking and Garage

In all about 6.231 acres.

FOXFIELD BARN

Offered to the market for the very first time and situated in a delightful and private position on the edge of the village, Foxfield Barn is a well presented detached family home offering well balanced and flexible living accommodation extending to over 3,000 sqft. Lovingly converted and maintained by its owner, the property enjoys a wealth of character and charm with fabulous uninterrupted views over its gardens and surrounding land.

The front door opens into the light and spacious central entrance hall with an open kitchen dining room to one side. With an oak floor and underfloor heating, the fully fitted modern kitchen offers ample storage, a built in Rangemaster, butler's sink, and a central island with power points. Bi-folding doors open to the side gardens and terrace. The drawing room is adjacent to the kitchen and is a generous room enjoying a vaulted ceiling, exposed beams, woodburning stove, floor to ceiling oak bookshelves, full length triple windows, and French doors opening to the garden and terrace with dining area. There is a wonderful outlook from the drawing room over the gardens and field beyond. Also, from the entrance hall, is a boot room, and a useful utility room.

From the entrance hall runs an inner hallway which provides access to the bedrooms. The principal bedroom is situated at the end of the house and affords ample built in storage and an en suite bathroom. The room is flooded with natural light from its dual aspect views. The second bedroom has an adjacent shower room and a mezzanine area in the vaulted ceiling. There are two further bedrooms, both with built in storage and one with a circular staircase to an attic room, and a family bathroom. A fifth bedroom suite is located above the study and garage. The flexible layout provides potential to create ancillary accommodation with its own access.

GARDENS

Accessed from the village lane, the property has a large gravel driveway with ample space for parking. A high hedge renders the house completely obscured from the lane and the driveway itself is bounded by a gravel garden. Foxfield Barn sits in the northwest of the plot with a southerly aspect enjoying beautiful views. The established and spacious gardens are a quiet haven to enjoy with an abundance of flowers, plants, trees, hedges and fruit trees. The private and tranquil gardens wrap around the house. A wooden bridge leads from the garden, over the ha-ha, to the wildflowers and field beyond. A terrace spans the drawing room and offers a relaxing space to entertain family and friends. To the side, a lawned garden provides plenty of space for children to play.

FIELD & STABLES

Two timber stables and some hardstanding are positioned on the other side of the driveway to the house as well as a small greenhouse. The field is bound by ancient hedging, trees and fencing and has a wonderful nature pond. A footpath runs across the southern far part of the field, having minimal impact on the property, and is identified on the plan.



SITUATION & AMENITIES

The village is divided into Upper Minety, with St Leonard's church, and Lower Minety (or simply Minety). Renowned for having a wonderful and very active local community with a village shop, vibrant rugby and tennis clubs, squash court, village hall and primary school. There are popular local pubs in the neighbouring villages of Somerford Keynes (Bakers Arms), Charlton (Horse & Groom), and Crudwell (The Potting Shed). Excellent riding, dog walking and cycling is easily accessible straight from the doorstep, with extensive outdoor activities at the nearby Cotswold Water Park.

The charming towns of Cirencester and Malmesbury are both approximately a 15 minute drive away. Cirencester, known as 'The Capital of the Cotswolds', provides a wide range of independent shops, boutiques, The Barn Theatre, leisure centre, pubs and restaurants as well as regular markets and three supermarkets. Malmesbury with its stunning ancient Abbey, Market Cross and medieval streets, also offers excellent shopping and local events.

Kemble Station (London Paddington 69 minutes approx) is about 7 miles, and the village is conveniently located close to the A419 for dual carriageway access to the M5 and M4 east and westbound. The area is noted for both its private and state schools to include Minety and Oaksey primary schools, Westonbirt, Rendcomb, Beaudesert Prep, plus excellent secondary state schools in Malmesbury and Cirencester.



Pubs

Bakers Arms, Somerford Keynes 3 miles
Potting Shed, Crudwell 4 miles
Horse and Groom, Charlton 4 miles



Schools

Minety Primary School 1.5 miles
Oaksey Primary School 2 miles
Malmesbury School 8 miles



Train Station

Kemble Station 7 miles

SERVICES

Mains water and electricity. Oil fired central heating. Private septic tank. Gigaclear Broadband. Solar panels contribute to the electricity. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold – with Vacant Possession.

LOCAL AUTHORITY

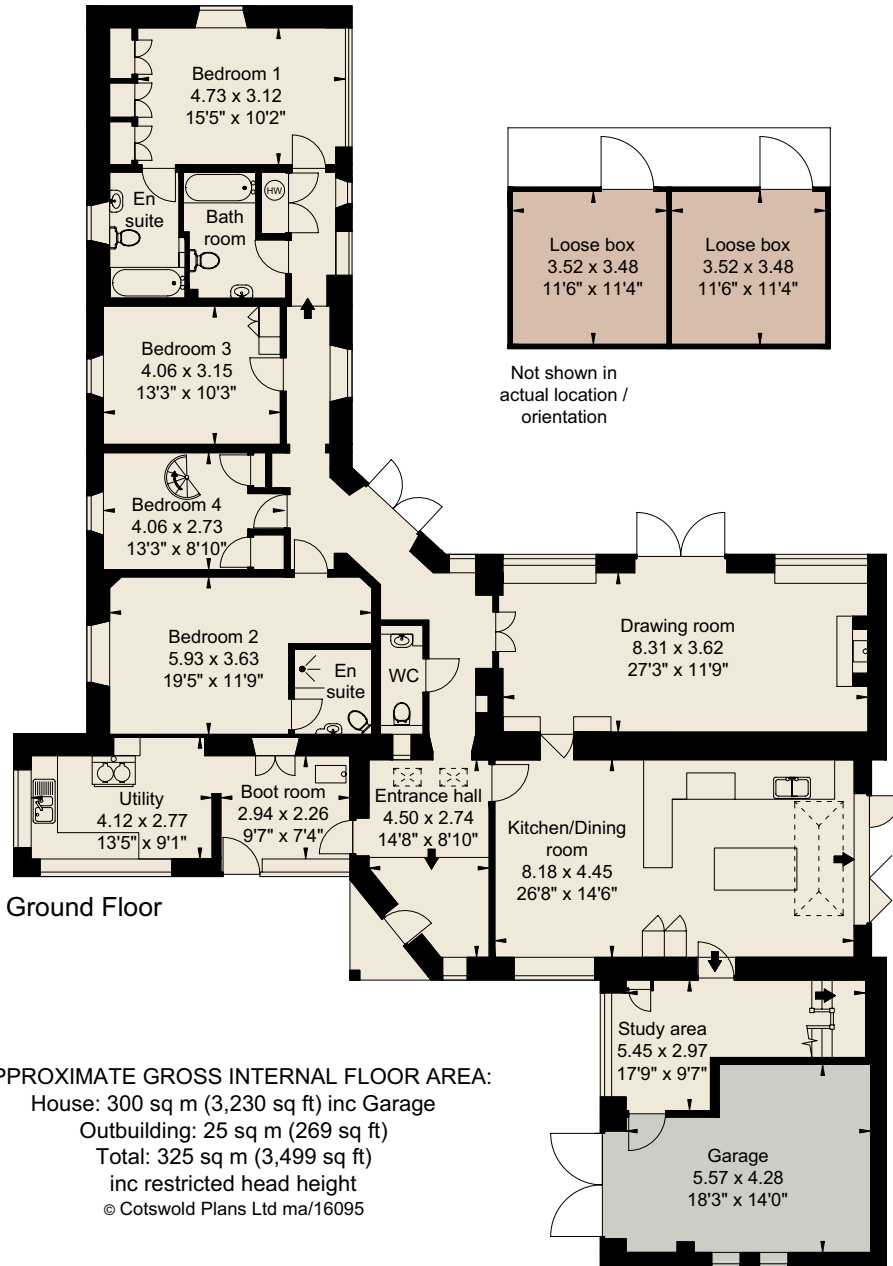
North Wilts District Council

COUNCIL TAX: Band G

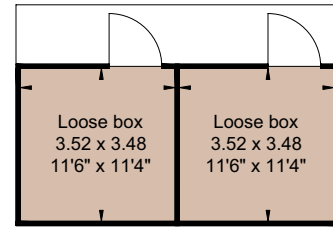
VIEWINGS

Strictly by appointment only. Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

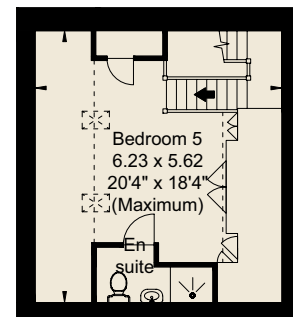
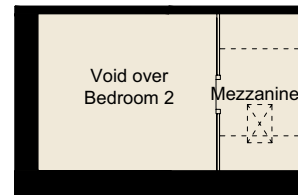
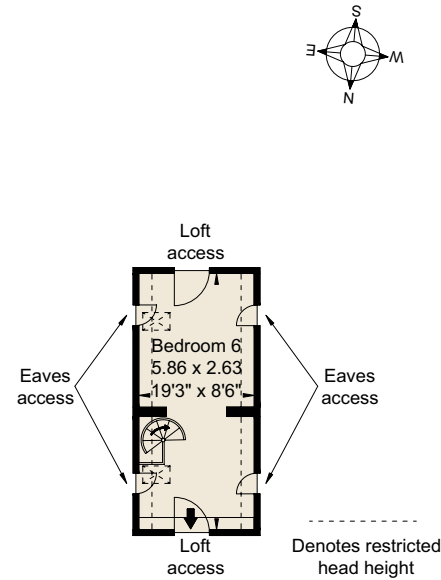




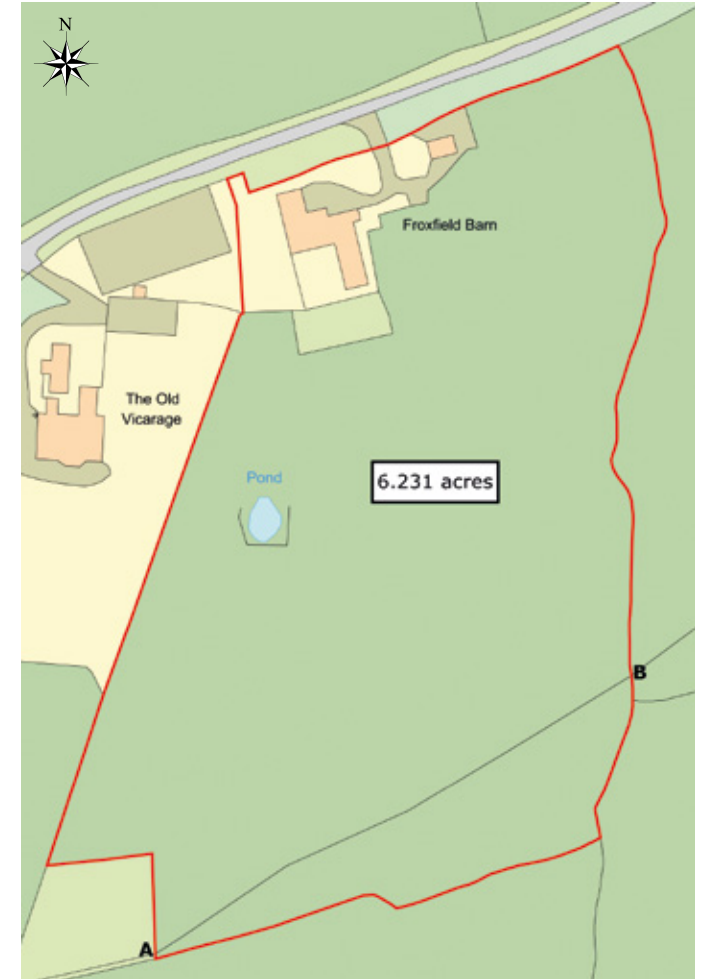
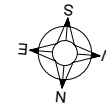
APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 300 sq m (3,230 sq ft) inc Garage
 Outbuilding: 25 sq m (269 sq ft)
 Total: 325 sq m (3,499 sq ft)
 inc restricted head height
 © Cotswold Plans Ltd ma/16095



Not shown in actual location / orientation



First Floor



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (537446/97). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



DIRECTIONS (Postcode SN16 9PY)

From Cirencester take Spratsgate Lane southbound heading towards the village of Somerford Keynes. Continue through Somerford Keynes and upon reaching the crossroads with Spine Road West, head straight over onto Rigsby's Lane. Continue straight for about 1.6 miles, taking the right hand turning onto Crossing Lane. Follow the lane, over the railway crossing, and the driveway for Foxfield Barn will be found on the left hand side after approximately 0.8 miles.

what3words: ///stutter.juggles.form



www.butlersherborn.co.uk

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: June 2024. Particulars written: June 2024. Brochure by wordperfectprint.com

