



1 Heath Farm Gardens, Garsdon, Malmesbury, Wiltshire, SN16 9NW

Brand new contemporary barn conversion
Peaceful countryside setting
Magnificent open plan design with views
2 bedrooms plus mezzanine bedroom
Neptune fitted kitchen and Burlington style
bathrooms

Main bedroom with en-suite and dressing room
Underfloor heating via air source heat pump

Private garden
3 miles from Malmesbury
Available to view now



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £750,000

Approximately 1,407 sq.ft

‘Located within a peaceful countryside setting, a brand new architecturally designed contemporary barn conversion with impressive accommodation and an idyllic outlook’

The Property

1 Heath Farm Gardens is a brand new contemporary barn conversion peacefully located in an idyllic countryside setting in the rural Wiltshire village of Garsdon, about 3 miles outside of Malmesbury. The barn boasts a magnificent outlook across private grounds and fields beyond. Architecturally designed with a stunning contemporary aesthetic, the configuration is centred around a spectacular double height open plan kitchen/living room with floor to ceiling height glazed elevations and a spacious mezzanine floor above. Featuring limestone tiles and oak flooring, the property is warmed throughout by underfloor heating through an air-sourced heat pump system. The kitchen is finished with Neptune solid wood units and integrated appliances whilst other high quality finishes include oak doors and skirtings, an oak staircase, electric switch operated windows, and elegant bathrooms fitted in the Burlington range. The accommodation is filled with natural light and

extends to over 1,400 sq.ft. comprising the spectacular open plan kitchen/living room, two double bedrooms, one with an en-suite and dressing room, a main bathroom and a utility room. The large mezzanine floor provides an additional bedroom space or other options such as a home office, reception space or hobby room. The barn is approached over a tree-lined driveway leading to the large private grounds surrounding the barns. To the side of the barn there is private parking for two cars and a private garden. There are options to include additional land/garden by further negotiation, please ask the agent for more details.

Situation

The properties occupy a peaceful rural setting on the edge of the sought-after village of Garsdon. Garsdon is an unspoilt village with a church whilst the larger village of Lea is also only 1 mile away and has the popular 'Rose and Crown' pub, primary school, and active



village hall. There are lovely walks amongst the surrounding countryside. Malmesbury is the nearest town (about 3 miles) and is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs, restaurants and cafes, there is also a new Aldi store, Waitrose store and a regular weekly Farmer's market. The town has an excellent choice of both primary and secondary schools and very good recreational and leisure facilities. The M4 motorway Junction 17 to the south provides fast road access to Bristol and the West Country while Junction 16 gives access to London. Main line rail services are available from Chippenham, Swindon and Kemble (Paddington in about 75 minutes).

Additional Information

The property is Freehold with underfloor air source heat pump heating, private drainage, mains water and electricity.

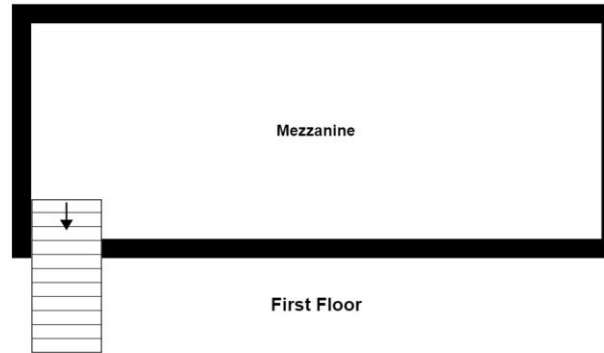
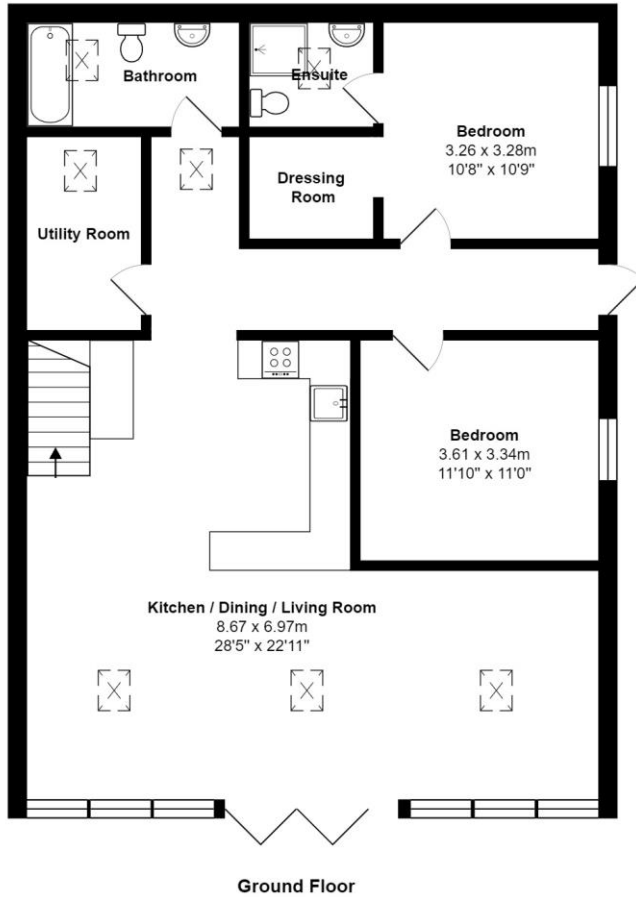
Directions

From the Malmesbury Budgens garage roundabout, head towards Minety and take the next immediate right into Milbourne. Follow the road through the village and continue along the lane towards Garsdon. Proceed over the crossroads into Garsdon. Pass the turning for Park Lane and then locate the driveway signed to Heath Farm on the right hand side.

Postcode SN16 9NW

What3words: ///sprinkler.boom.touches





1 Heath Farm Barns

Total Area: 130.7 m² ... 1407 ft²

All measurements are approximate and for display purposes only



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