



JAMES PYLE & Co.



Sevington Farm, Sevington, Chippenham, Wiltshire, SN14 7LD



Substantial Grade II Listed Farmhouse  
Paddock and gardens in all 2.7 acres  
6 Bedrooms, 3 Bathrooms  
4 Receptions  
Aga Kitchen/Breakfast Room  
Period Character Throughout

Planning permission to convert outbuildings  
Ample Parking plus storage/stable/garage  
within outbuildings  
Rural setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,450,000**

Approximately 5,456 sq.ft including outbuildings

‘Set within the rural hamlet of Sevington, a handsome and substantial Grade II Listed period farmhouse with 2.7 acres’



### The Property

Sevington Farm is a handsome Grade II listed period farmhouse with a 2.7 acre paddock. The farmhouse dates back to the 18th Century and was believed to have been three estate cottages belonging to the Neeld Estate. Today the property offers substantial family accommodation arranged over two principal floors and extending in all to 3,859 sq.ft with elegant rooms retaining much character including traditional fireplaces and flagged floors. The ground floor includes four principal reception rooms and an Aga kitchen/breakfast room. The impressive dual aspect living room has an inglenook fireplace with wood burning stove whilst two further rooms both have fireplaces, whilst the dining room has flagged stone flooring and gives access to the garden. On the first floor, both the excellent master and second bedroom have en-suites whilst four further bedrooms utilise a family bathroom with separate shower and roll top bath. Steps lead up to a top floor where there

two useful attic rooms providing potential for further accommodation if required.

Externally, the property and two neighbours share an electric five-bar gate leading to the farmhouse which has a gravelled drive and ample parking for numerous vehicles. A range of stone outbuildings adjoin the farmhouse which have planning consent to be converted into a one-bedroom holiday let and currently used as a storage, stable and garage. The gardens are predominantly arranged to the east side of the farmhouse laid to lawn whilst there is a further lawned garden off the living room. The large paddock extends to 2.7 acres with pedestrian access from the garden and a vehicular access off the village lane.

### Situation

Sevington is a pretty hamlet situated between Grittleton and Yatton Keynell. The popular village of Grittleton has amenities including The Neeld Arms public house, Church, tennis

and cricket clubs. Yatton Keynell is an excellent and sought-after village located on the edge of the Cotswolds within a Conservation area. The village has a range of amenities including a Post Office & village shop, doctor's surgery, two churches, village hall, The Bell Inn pub and a C of E Primary School. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and Golf Club. The market town of Chippenham is only 4 miles away for a further range of facilities, and both Bath and Bristol are within a 30 minutes' drive. There are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

### Additional Information

The property is Freehold with oil-fired central heating, private drainage shared between 4 properties, water and electricity. The property is Grade II Listed and located within a

Conservation Area. Standard broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

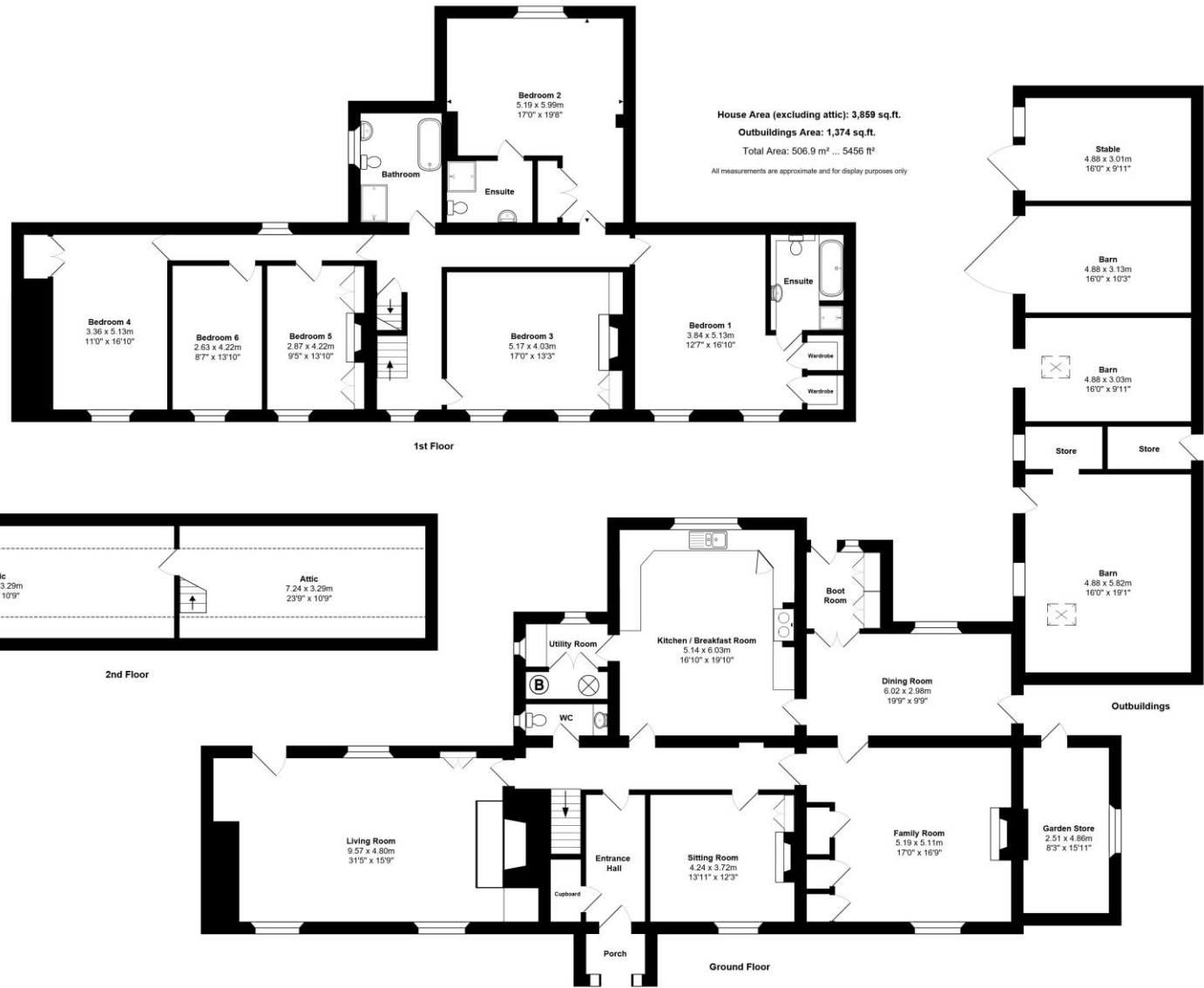
### Directions

From Grittleton crossroads by Grittleton House, head south towards Yatton Keynell. Pass over the bridge and take the left hand turn at the crossroads. Proceed into Sevington and locate the property on the left hand side. Postcode SN14 7LD

What3words: ///doubts.hogs.honestly







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