



JAMES PYLE & CO.

Roward Farm & Stables, Draycot Cerne, Chippenham, SN15 4SG

Substantial rural residence
Equestrian and smallholding facilities
Set down a long drive
5 bedrooms, 4 bathrooms
Stylish vaulted ceiling kitchen/dining room
Spacious open plan living areas
Paddocks, manege and stabling
Period features



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,700,000

Approximately 4,944 sq.ft excluding outbuildings



‘Set down a long driveway, this substantial rural home offers both equestrian and smallholding facilities, coupled with extensive versatile accommodation’

The Property

Set down a long drive well away from passing traffic, Roward Farm and Stables is a superb rural home with some 9.85 acres of paddocks, garden and woodland. The property lends itself as an excellent equestrian property with facilities including a substantial covered barn incorporating stables and full sized manege.

The house itself was formerly two cottages dating back to the 1800s with accompanying stables which have now all been converted into one large dwelling linked by a large glass gable front sympathetic of a barn conversion. Today, the property boasts just under 5,000 sq.ft. of accommodation and offers flexible living arrangements so suit various needs. The principal living accommodation is arranged as open plan showcasing a range of period features and filled with natural light. The magnificent

kitchen/dining room features hand-painted timber units with integrated appliances and underfloor heating. The underfloor heating continues to two ground floor bedrooms both benefitting from en-suites. On the first floor, there are three further bedrooms and an updated family bathroom. A newly remodelled principal bedroom suite has the benefit of a dressing area, full en-suite bathroom and a delightful balcony terrace overlooking the grounds.

Externally, the property is approached by a long driveway accessing a gated forecourt providing private parking for numerous vehicles. The barn is positioned next to the house and incorporates four loose boxes. The land is divided into two large paddocks along the driveway and a small woodland with a pond screening the road. To the rear of the house is the manege and additional fenced paddocks housing a cut-flower garden with polytunnels, and poultry and

fowl enclosures. A front walled garden has been landscaped as a courtyard style with access off the principal living accommodation and kitchen, whilst to the side there is a south-west extensive lawn with patio terrace.

Situation

The property is rurally located within the hamlet of Draycot Cerne, situated between the villages of Kington Langley and Sutton Benger. There is a network of footpaths and bridleways available from the doorstep to explore the Wiltshire countryside. Kington Langley is an excellent North Wiltshire village situated only 2 miles from the town of Chippenham with a picturesque village centre of open common land. This popular village is favoured for its great sense of community and has amenities such as a C of E Primary School, parish church, playing fields and an active village hall. There are

many clubs on offer including tennis and croquet. Situated less than a 1 mile away is the village of Sutton Benger which has two pubs, a post office store, restaurant and popular primary school. The large town of Chippenham has various facilities, retail parks, a leisure centre and popular secondary schooling options. Chippenham mainline railway station has regular services to London (Paddington c.75 minutes). There is also convenient easy access to the M4 with junction 17 located under a 5 minute drive away for further travel to Bristol, Bath, Swindon, London and Wales.







Additional Information

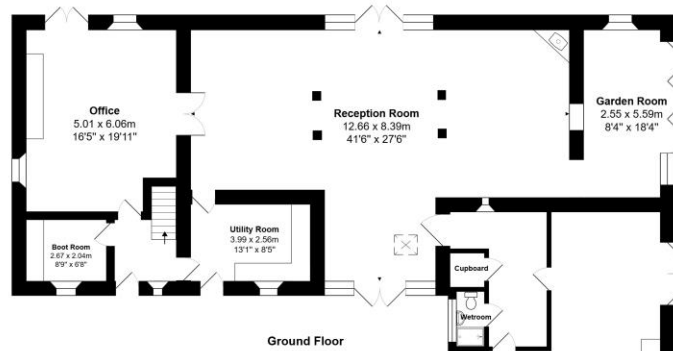
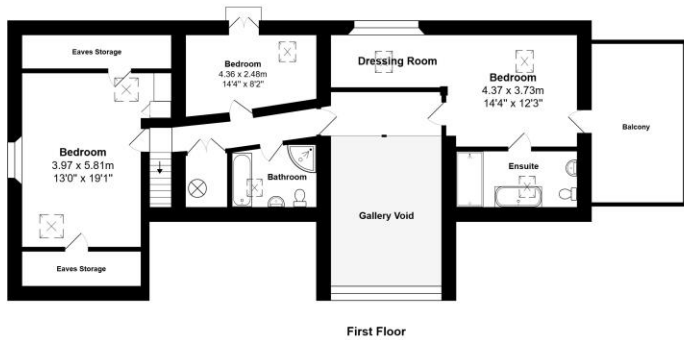
The property is Freehold with oil-fired central heating in the original wing of the house and underfloor heating via a ground source heat pump in the modern converted wing. There is mains drainage, electricity and water. Please note, there is a public footpath that crosses one of the paddocks and neighbouring properties have a right of way over the access drive. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band B.

Directions

From Junction 17 of the M4, take the B4122 towards Draycot Cerne. Proceed straight over the roundabout and continue along the road until the end. At the junction on the bend, take the right turn towards Kington Langley. Then shortly afterwards, take the unsigned driveway on the left. Follow the drive all the way to the property.

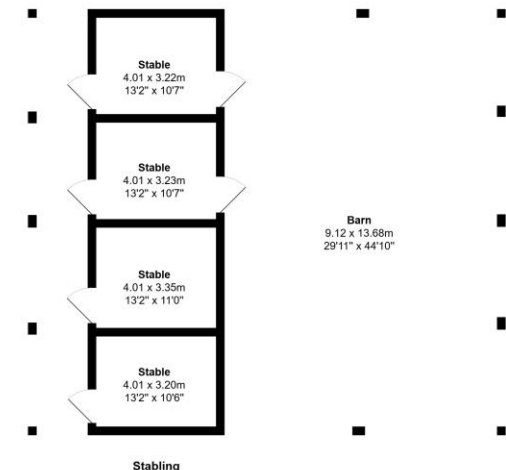
Postcode SN15 4SG

What3words: ///perfectly.chill.vanilla



House Area: 459.3 m.sq 4944 sq.ft.
 Total Area: 658.7 m² ... 7090 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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