



**Bramble Barn, Easton Piercy, Chippenham, Wiltshire, SN14 6JT**



- Attractive barn conversion
- Rural former farmyard setting
- Large gardens
- Light-filled immaculate accommodation
- Open plan kitchen/dining room
- 2 reception rooms
- 4 double bedrooms
- 3 refitted bathrooms
- Private gated parking and garage
- No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £1,150,000**

Approximately 1,781 sq.ft excluding outbuildings

‘Sitting within a mature 0.84 acre plot in a peaceful rural setting, this period barn conversion boasts a beautiful interior having been tastefully updated and finished to a high standard’

### The Property

Bramble Barn is a pretty barn conversion situated in an idyllic rural location at Easton Piercy and is a wonderful rural home with many desirable attributes including a large garden and a beautiful interior. The property boasts excellent accommodation which is immaculately presented having been recently updated finished to a very high standard and is arranged over a single level flooded with natural light through southerly facing glazed doors and windows. Extending to around 1,780 sq.ft, the accommodation features a great deal of character with vaulted ceilings and exposed beams. In addition, the property is equipped with underfloor heating throughout via a ground source heat pump.

The open plan kitchen/dining room is an impressive 28ft room ideal for family life and entertaining guests. Centred around a large breakfast bar, the newly updated kitchen is equipped with integrated appliances and has a matching utility room off. The spacious living room has a stylish wood-burning stove and rear

door out to the back garden. There is a separate study and WC off the hall. The bedroom accommodation includes four double bedrooms, two of which with en-suites shower rooms, and there is a further family bathroom with separate bath and shower. All of the bathrooms have been refitted.

Bramble Barn sits within a generous c.0.84 acre plot. Externally, there is a pretty garden to the front enclosed by traditional stone walling. To the side there is a gated access to ample private parking coupled with a large garage plus a workshop/home office converted from a former stable. To the rear is a large garden, beautifully arranged with lawns, vegetable garden, trees and shrubs with a useful timber store beyond. The property also owns a small copse with a tranquil pond overlooking the adjoining fields.

### Situation

Easton Piercy is a rural hamlet located in a peaceful setting between the two larger villages of Kington St. Michael and Yatton Keynell. Kington St. Michael is located only 1 mile away



and has a good range of amenities including a Ofsted rated Outstanding Primary School, The Jolly Huntsman Inn, a community ran village shop, village hall and a church. Yatton Keynell is just 1.5 miles away also with an excellent number of amenities with a village shop/post office, doctor's surgery, two churches, a 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 Michelin star restaurant and Golf Club. The market town of Chippenham is only 4 miles away for a further range of facilities and secondary schooling options. Both Bath and Bristol are around a 30 minutes' drive away. There are frequent inter-city train services at Chippenham and the M4 (Junction 17) is about 5 minutes' drive away providing access to London and the M5 continuing to the south and the midlands.

### Additional Information

We understand the property is Freehold with underfloor heating through a ground source heat pump system, a Klargest treatment plant

shared with 2 neighbours, mains water and electricity. The property is Curtilage Listed. Ultrafast broadband is available and there are some limitations to some mobile phone networks. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band F.

### Directions

From Chippenham, follow the A350 towards Malmesbury and take the next left hand turn towards Kington St Michael. Proceed through the village and take the last left hand turn onto Grove Lane towards Easton Piercy. After approximately 1 mile, take the right hand private lane by the green triangle to then enter the farmyard setting on the right and locate the property on the left hand side.

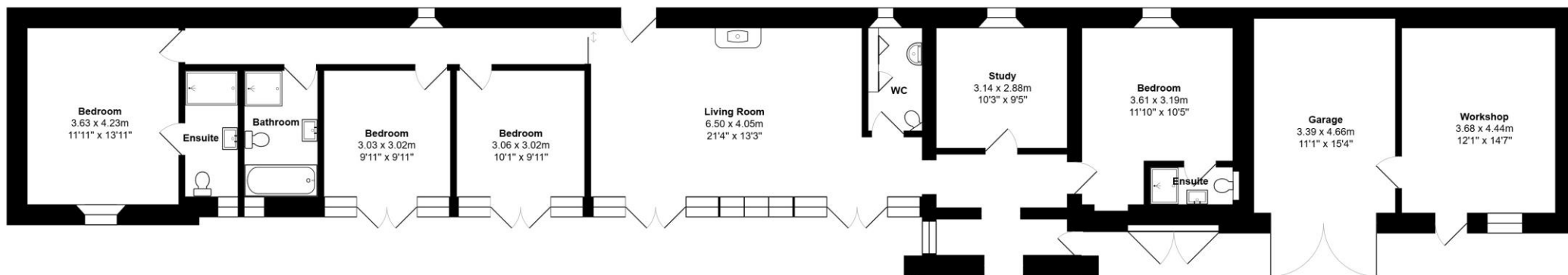
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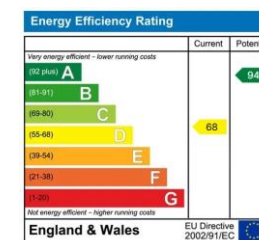
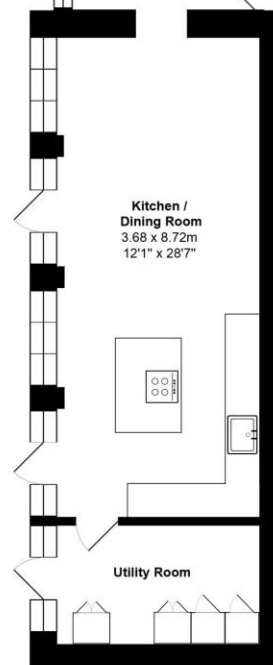






Total Area: 165.5 m<sup>2</sup> ... 1781 ft<sup>2</sup> (excluding garage and workshop)

All measurements are approximate and for display purposes only



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