



**Badgers Rest, Preston, Chippenham, Wiltshire, SN15 4DU**



Impressive detached barn conversion  
Built in 2020 to an exceptional standard  
Substantial 3 bedroom accommodation  
3 bathrooms, 2 dressing rooms  
Open plan living arrangement filled with  
natural light

Landscaped gardens and 8.15 acre field  
Double garage and workshop

Former parlour barn with planning permission  
to create holiday lets  
Private, rural setting



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £1,499,950**

Approximately 2,937 sq.ft excluding outbuildings

‘Positioned with a private rural setting, this contemporary barn conversion offers very impressive accommodation, around 9 acres of gardens and land, plus a range of outbuildings with planning permission’

## The Property

Badgers Rest is a very impressive contemporary barn conversion rurally located in the hamlet of Preston near the Marlborough Downs. Built in 2020, this stunning home is beautifully appointed having been finished to exceptionally high standards. The barn is set within c.9 acres and accompanied by versatile outbuildings making it ideal for the keen equestrian or smallholder.

The magnificent accommodation is filled with natural light throughout having been superbly designed to look across the sunny garden. The superb proportions extend to around 2,937 sq.ft. arranged over two floors. The ground floor space has been largely designed as open plan incorporating a kitchen, dining room, family room and living room area. Bi-folding doors connect to the garden terrace and amplify the feeling of openness. The luxurious kitchen boasts a Lacanche range cooker, integrated dishwasher and wine cooler, arranged around a large L-

shaped island with Quartz worktops. A separate utility room houses the washing machine and tumble dryer. Adjoining the kitchen there is a fantastic air-conditioned wine store. There is an additional separate reception room providing a study/snug. The first floor was originally designed as four bedrooms now offering three substantial super-king rooms all with views over the garden. The principal bedroom suite includes a sitting area with a balcony terrace, en-suite shower room and a dressing room. Bedroom two also benefits from an en-suite shower room and dressing room. The family bathroom is fitted with a free-standing roll-top bath and a large shower unit. There is underfloor heating across the entire ground floor and upstairs bathrooms.

The main garden has a south-east facing aspect and enjoys a great degree of privacy and seclusion. The garden has been thoughtfully and beautifully landscaped with an ornate fish pond and waterfall feature beside a charming sun terrace and pergola. A large lawn leads to a wildflower garden and the surrounding

countryside is home to badgers and foxes.

The barn is accompanied by a number of excellent outbuildings including a large double garage with electric rollover door and an adjoining workshop. In addition, there is an open fronted traditional byre and a large former parlour barn. The parlour barn has been granted planning permission to create two holiday rental units and a laundry room (ref: PL/2022/0440).

The property has two vehicular access driveways and both are gated for excellent security. Beyond the barn to the south-west there is a 8.15 acre field.

## Situation

The property is situated in a rural location amongst countryside near the Marlborough Downs, positioned within the hamlet of Preston close to Lyneham. The area is renowned for walking and riding with excellent footpaths and bridleways whilst further sporting activities

include golf with a range of local courses to choose from. The village of Lyneham is only half a mile away with shops, a primary school and a post office, whilst Royal Wootton Bassett is less than 5 miles away with a broad range of facilities. The ancient market town of Marlborough lies to the south and along with its boutique shops, antique dealers, art galleries and tea shops and is home to Marlborough College. Other popular schools in the area include St Margaret's and St Mary's Calne, Pinewood Preparatory School, Stonar School and the primary school at Broad Town. Junction 16 of the M4 is 7 miles away providing easy commute to Bristol, Bath and London, whilst the property is equidistance to both Swindon and Chippenham train stations with regular services to London.













## Additional Information

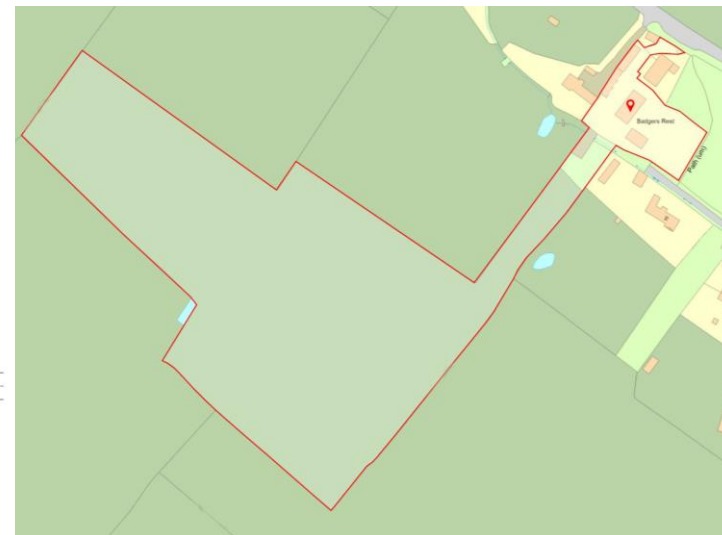
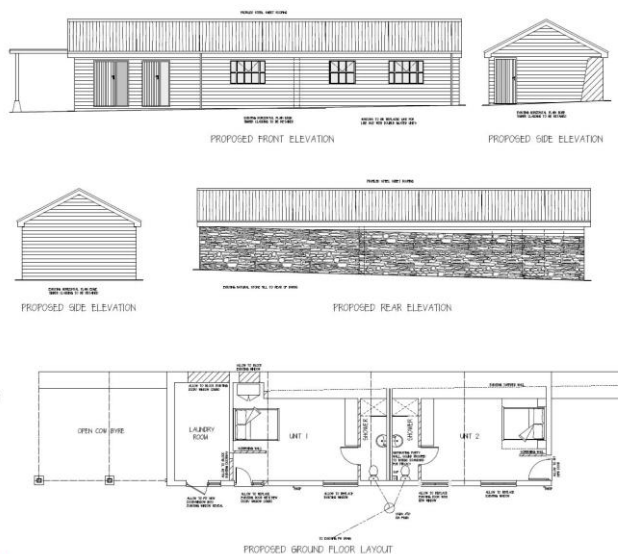
The property is Freehold with air source pump heating, private sewage treatment plant drainage, mains water and electricity. Standard broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

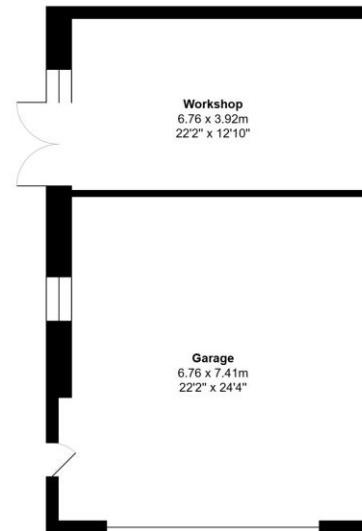
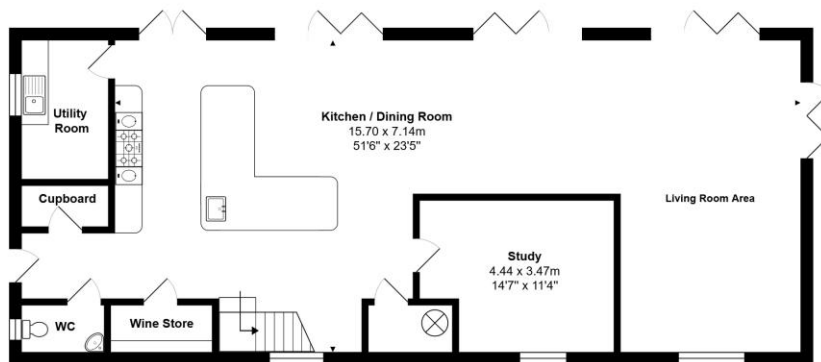
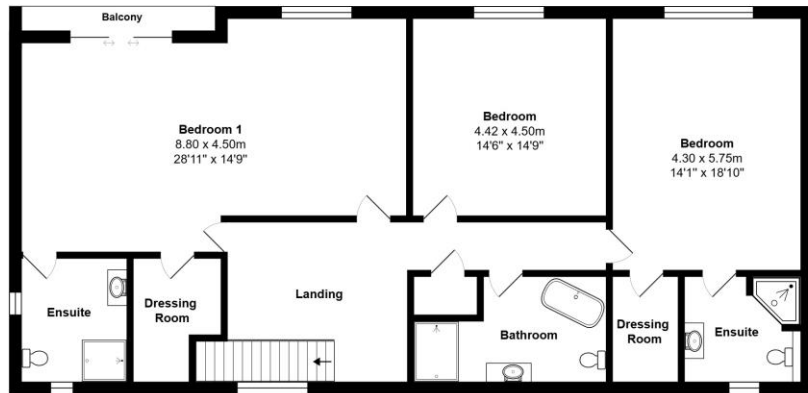
## Directions

From the centre of Lyneham at the roundabout, follow the A3102 towards Calne. At the next mini-roundabout take the first left hand exit. Pass the primary school and follow the lane out of the village. After half a mile and a slight bend, locate the entrance to Badgers Rest on the right hand side.

Postcode SN15 4DU

What3words: ///movement.overtones.elbowed

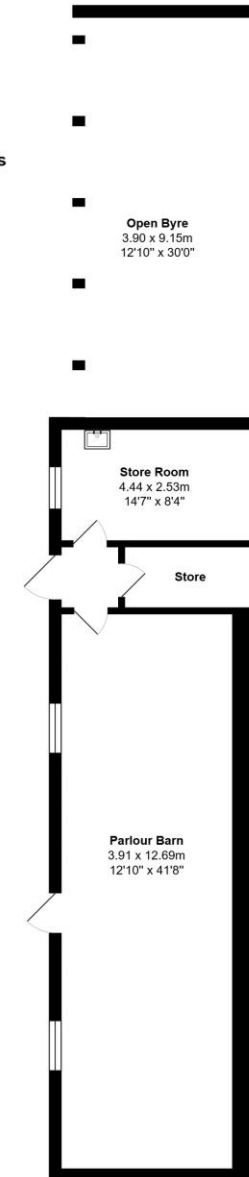




House Area: 272.9 m.sq. ... 2937 sq.ft.

Total Area: 456.5 m<sup>2</sup> ... 4914 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577