

97 High Street, Marshfield, Chippenham, Wiltshire, SN14 8LT

Attractive period house  
Deceptively spacious c.2,000 sq.ft.  
4 bedrooms  
3 reception rooms  
2 bathrooms  
100ft south-facing garden  
Versatile studio with heating and power  
Centrally located in a desirable Cotswold village  
20 minute drive from Bath



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £795,000**

Approximately 1,994 sq.ft excluding cellar and studio

‘A substantial period house with a superb 100ft garden and versatile studio, set in the heart of this thriving Cotswold village just 20 minutes outside of Bath’



## The Property

Dating back to 1840, this attractive natural stone end-of-terrace house is nestled in the heart of the highly sought-after South Cotswolds village of Marshfield. Deceptively spacious, this property has been extended to offer around 2,000 sq.ft of flexible accommodation spanning three floors, complemented by a magnificent 100ft south-facing garden. Recent years have seen significant improvements, including substantial roof work, a new boiler, and various cosmetic upgrades, ensuring a beautifully presented home.

The ground floor benefits from underfloor heating throughout and boasts an excellent, flowing configuration. A traditional front reception room features a charming fireplace with an inset stove, creating a cosy atmosphere. The large living room, also with a fireplace, is open-plan to the refitted kitchen which seamlessly adjoins a light-filled dining

room. Double doors from the dining room provide direct access to the beautiful garden, perfect for indoor-outdoor living. A convenient downstairs WC with utility space completes the ground floor. On the first floor, there are three well-proportioned double bedrooms and a shower room. The top floor reveals a charming bedroom with exposed beams and an adjoining en-suite bathroom, complete with a freestanding bath. A hatch within the living room provides access to a cellar below, offering useful storage space.

The fantastic rear garden is a standout feature, extending approximately 100ft and enjoying a favourable south-facing aspect. Thoughtfully landscaped, it includes a delightful seating terrace and a generous lawn area. A versatile studio, converted in 2023 and equipped with heating, lighting, and power, provides excellent additional space suitable for a home office, gym, or creative retreat. Beyond the studio, a tranquil wildlife pond and vegetable garden await, adding to the outdoor appeal.

On street parking is easily available outside on the High Street.

## Situation

Located in the south of the Cotswolds, Marshfield is a large popular village boasting a picturesque High Street at the heart of it with a range of amenities including a post office, convenience shop, two pubs, hairdressers and other independent stores. Further facilities include a doctors surgery, primary school, pre-school, village hall and community centre which hosts a range of clubs and activities including a toddler and baby group, and yoga classes. The village also has an active sporting community with a tennis club, cricket club and playing fields with a skate park. Both within a 10 minutes drive are the towns of Chippenham and Corsham which offer a further range of facilities including excellent secondary schooling. The larger centres of Bath and Bristol are an easy 20 minute drive away. For the commuter, Junction 18 of the M4 is

accessible within 10 minutes whilst both Bath and Bristol have mainline train stations.

## Additional Information

The property is Freehold with mains gas central heating, mains drainage, electricity and water. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Superfast broadband is available. Please check the Ofcom mobile and broadband checker website for more information and mobile phone coverage. South Gloucestershire Council Tax Band E.

## Directions

The property is found in the very centre of the village along the High Street.

Postcode SN14 8LT  
What3words: ///sends.threaded.table

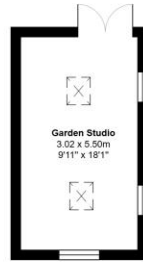




Main House Area: 185.2 m.sq. ... 1994 sq.ft.

Total Area: 214.0 m<sup>2</sup> ... 2303 ft<sup>2</sup>

All measurements are approximate and for display purposes only

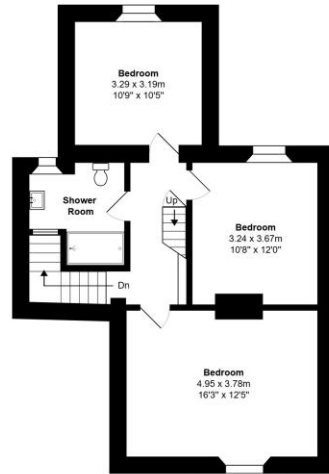


**Garden Studio**  
3.02 x 5.50m  
9'11" x 18'1"

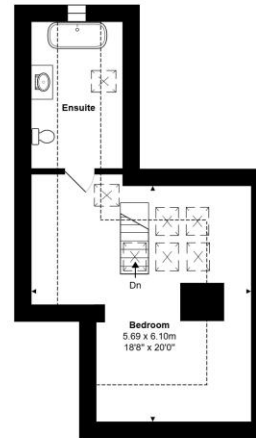


**Cellar**

**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	81
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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