



## THE FARM

Lower Easton Piercy, SN14



## A RARE AND BEAUTIFULLY COMPOSED SIX-BEDROOM COUNTRY HOUSE OFFERING ALMOST EIGHT ACRES ON THE EDGE OF THE COTSWOLDS.

Combining elegant period accommodation with a heated swimming pool, music room, separate lodge, stabling and paddock, all within 10 minutes of Chippenham's mainline station.

			EPC
6-7	5-6	3-5	E

Land Area: 7.99 acres

Services: We are advised that the property is connected to mains electricity and water, with oil-fired central heating and foul drainage via a septic tank.

Local Authority: Wiltshire Council

Council Tax: G

what3words: ///mingles.tapes.contemplate

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



## SITUATION

Lower Easton Piercy, historically associated with nearby Yatton Keynell, is a small and picturesque hamlet set within gently rolling countryside close to the historic market town of Chippenham. The area has long-standing historic interest, with links to the 17th-century antiquarian John Aubrey, and retains a strong rural character while benefiting from excellent access to nearby amenities.

Chippenham lies approximately ten minutes away and provides a comprehensive range of facilities including supermarkets, independent shops, cafés and leisure amenities, together with a mainline railway station offering fast and regular services to London Paddington. A local village shop can be found nearby in Yatton Keynell. The property is situated on the edge of the Cotswolds Area of Outstanding Natural Beauty and benefits from convenient access to Bath, Bristol and the M4 motorway.



# THE HOUSE

Dating from 1798, The Farm is an elegant three-storey farmhouse approached via a sweeping Cotswold stone driveway. Set amidst extensive lawned gardens, the house features a striking Cotswold stone and Roman tiled roof and enjoys a peaceful and private setting. The front door opens into a welcoming hallway laid with seagrass flooring, leading to a superb drawing room with a decorative arched fireplace housing a log burner and French doors opening onto a flagstone terrace with pond, enjoying views across the gardens beyond.

The kitchen/breakfast room is fitted with painted cabinetry complemented by a Neptune island, together with an oil-fired Aga, open fireplace, travertine flooring and a range of integrated appliances. Adjoining is a large boot room and utility room with WC, wine fridge and additional storage. At the opposite end of the house is a handsome dual-aspect dining room with open fireplace and views across the surrounding countryside, from which oak doors lead into a charming library and sitting room, creating a cosy yet light-filled reception space.

The principal bedroom suite occupies the first floor and offers fitted wardrobes, a west-facing outlook and an ensuite bathroom with travertine flooring and a large rainfall shower. A guest suite benefits from a dressing room and ensuite bathroom, while two further double bedrooms share a well-appointed family bathroom. The second floor provides two additional double bedrooms set within the eaves, both with ensuite bathrooms.





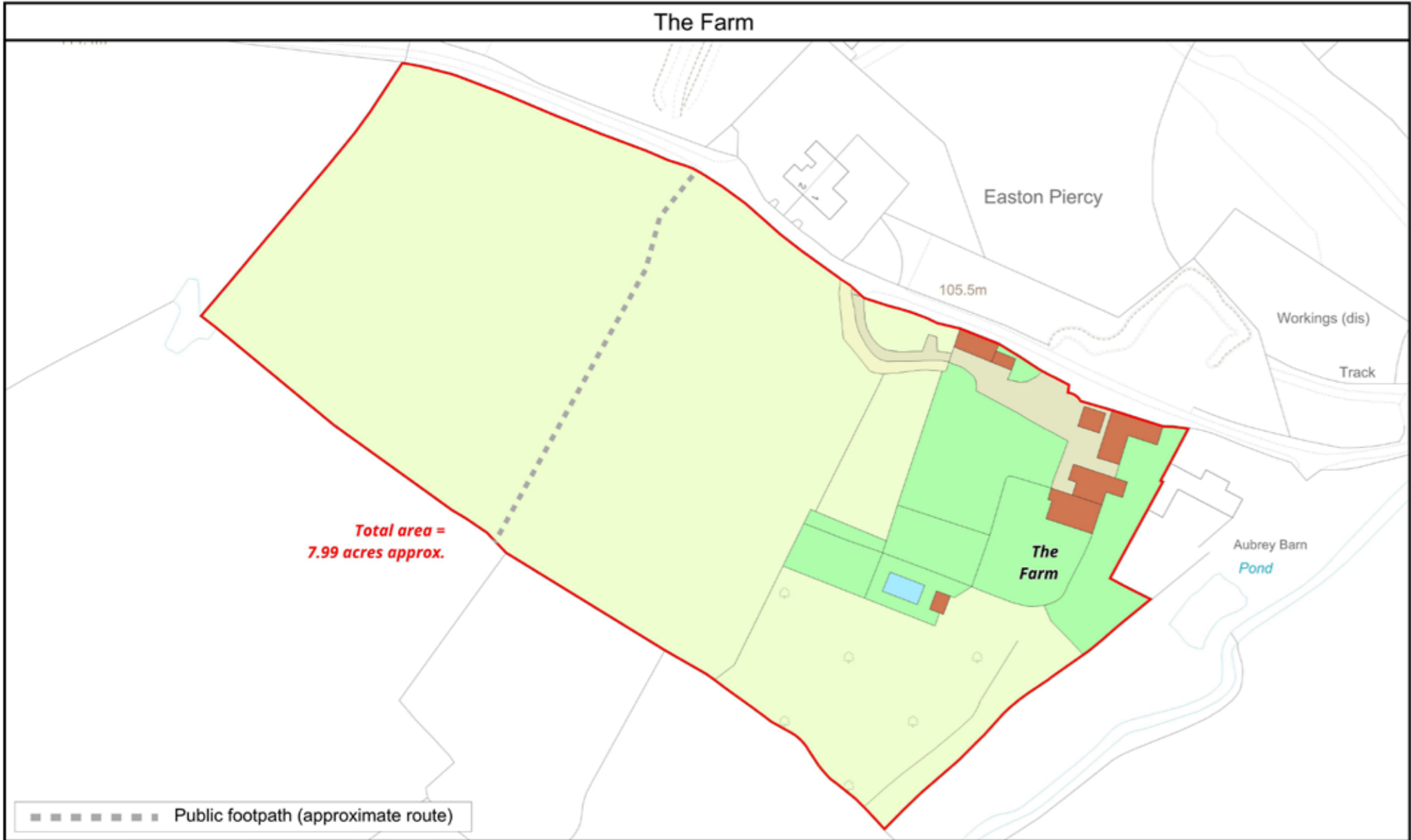
## OUTSIDE

The gardens and grounds have been thoughtfully and beautifully developed, with specimen trees providing year-round interest and seasonal colour. Manicured lawns are framed by box and beech hedging, lending structure and privacy, while the land extends to just under eight acres and includes a well-drained paddock suitable for year-round grazing. The property also benefits from a heated swimming pool with pool house, together with a walled garden featuring a greenhouse and raised beds, ideal for growing fruit and vegetables.

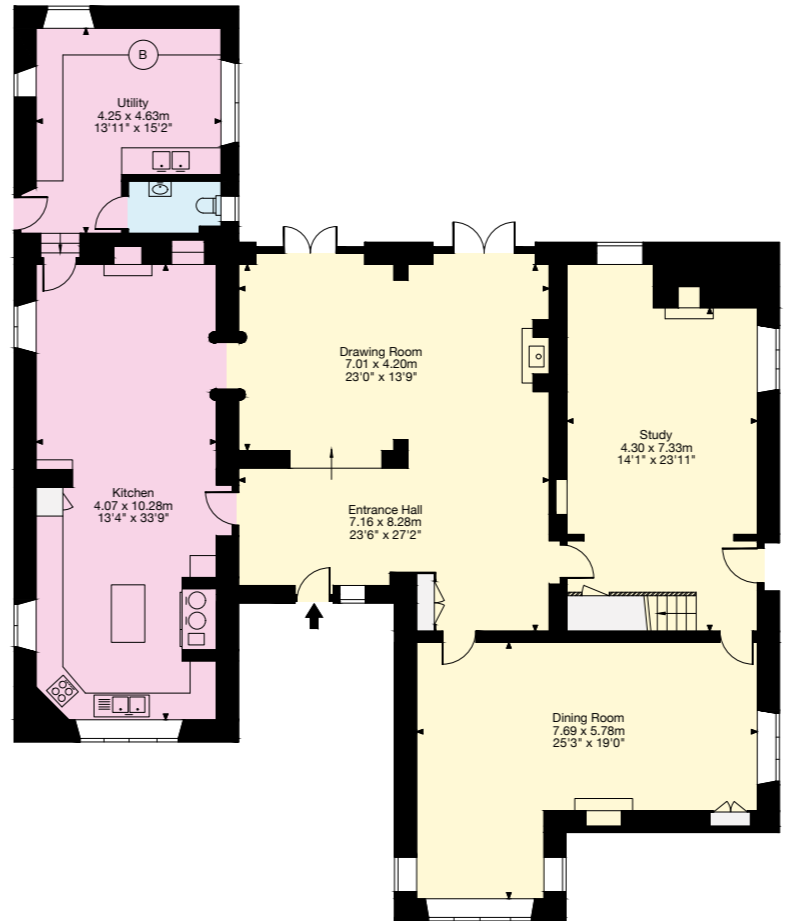
An old barn has been skilfully converted into a striking music room, used for recitals and community events and enjoying far-reaching views across the gardens, with further potential to develop the remaining barn space currently used for storage. At the entrance to the property is a charming one-bedroom garden lodge, currently used as a groom's cottage and rented out, offering flexible ancillary accommodation. Additional amenities include generous off-road parking, four stables and a single garage currently used for storage.

The Farm offers a rare opportunity to acquire a highly complete country property combining privacy, amenity and accessibility.

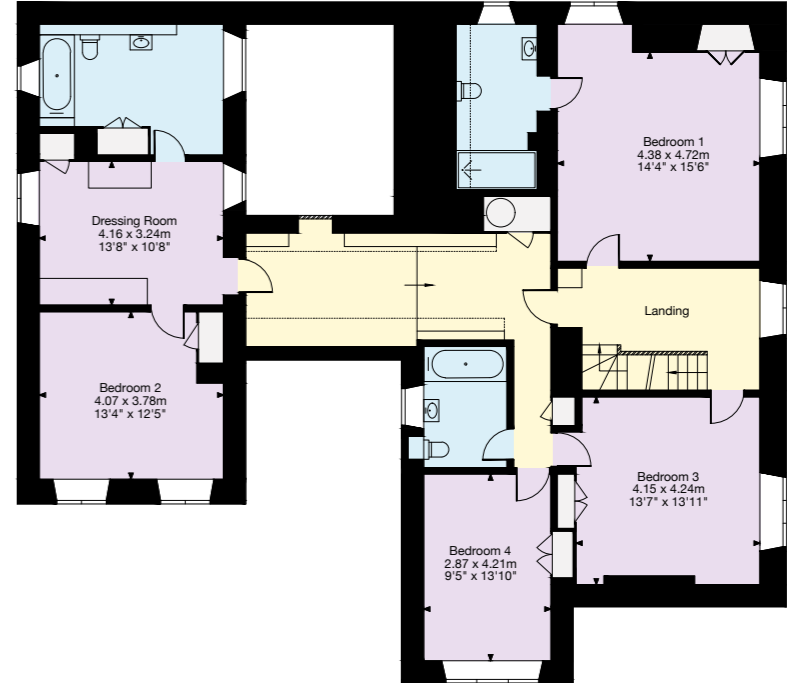




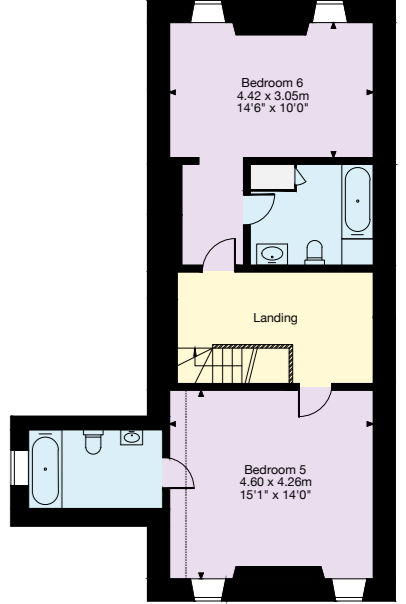
Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 20:03:26 Drawn By: CW Scale: 1:1500 @ A4 Plan Ref: 20796
			Title: <b>The Farm</b> <small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000816786</small>



Ground Floor  
Main House



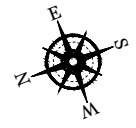
First Floor



Second Floor

Gross Internal Area (Approx.)  
 Main House = 410 sq m / 4,413 sq ft  
 Garden Lodge = 57 sq m / 613 sq ft  
 Stable Block = 88 sq m / 947 sq ft  
 Outbuildings = 160 sq m / 1,722 sq ft  
 Total Area = 715 sq m / 7,695 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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