



ROWARD FARM AND STABLES

Draycot Cerne, Chippenham



ROWARD FARM AND STABLES DRAYCOT CERNE

A spacious Cotswold stone barn conversion with three naturally light, well-proportioned open plan reception rooms. Outside, there are gardens, a spacious lawn, an extensive barn with stables, stores and paddocks. In all, about 9.92 acres.

			EPC
5	4	4	B

Local Authority: Wiltshire Council Council Tax band: B Tenure: Freehold

Services: Mains water, electricity and drainage. Ultrafast broadband is available. Main barn: Oil-fired central heating. Wing: Ground Source Heat Pump.

Rights of way: The no-through drive is owned, and the neighbours have rights of access and contribute to its upkeep.

There is a public footpath that crosses one of the paddocks. Please see the land plan.

Directions: What3Words ///perfectly.chill.vanilla

Guide Price: £1,450,000



THE PROPERTY

The main barn is believed to have been initially converted in the 1900s and now provides a spacious, open-plan country home. Extending to just over 4,500 sq ft, the accommodation offers flexibility, currently with five bedrooms over two floors; it would be easy to create ancillary accommodation if needed for dependent relatives or to generate rental income.

The primary living spaces feature an open-plan layout that is naturally light and retains the period charm. The magnificent kitchen/dining room features hand-painted cabinetry, integrated appliances and underfloor heating. The underfloor heating extends to two ground-floor bedrooms, both with en suite facilities.

The first floor offers three further bedrooms and an updated family bathroom. The principal bedroom includes a dressing area, a full en suite bathroom, and a large balcony terrace overlooking the grounds.





SITUATION

The property is situated on the edge of the picturesque hamlet of Draycot Cerne, at the end of a no-through lane surrounded by gently rolling open countryside and traditional barn conversions and farmhouse. The neighbouring villages of Kington Langley, Sutton Benger and Stanton St Quinton are active parishes with popular pubs, village shops, a post office and a service station. The larger centres of Chippenham (3 miles) and Malmesbury (8 miles) offer an extensive range of shopping and recreational facilities in addition to those available in nearby Cirencester, Bath and Bristol.

The house is well located for sporting opportunities, including golf at Castle Coombe, Bowood and Westonbirt, and polo at Cirencester and Westonbirt, motor racing at Castle Coombe, hunting with The Duke of Beaufort's hounds, eventing at Dauntsey and Badminton, rugby at Bath and water sports at the Cotswold Water Park.

Education in the area is first class, with popular private and public schools; notable among them are Westonbirt and St Mary's Calne, Marlborough College, Dauntsey, and the Royal and Bath High School in Bath.

The area is exceptionally well served for communications with easy access to the M4 motorway at Junction 17. There is direct access to Bath, Bristol, the M5, and London, with regular rail services running from Chippenham and Swindon stations to London Paddington, taking approximately 70 minutes and 60 minutes, respectively. In addition, Bristol and Heathrow Airports are both within easy reach.



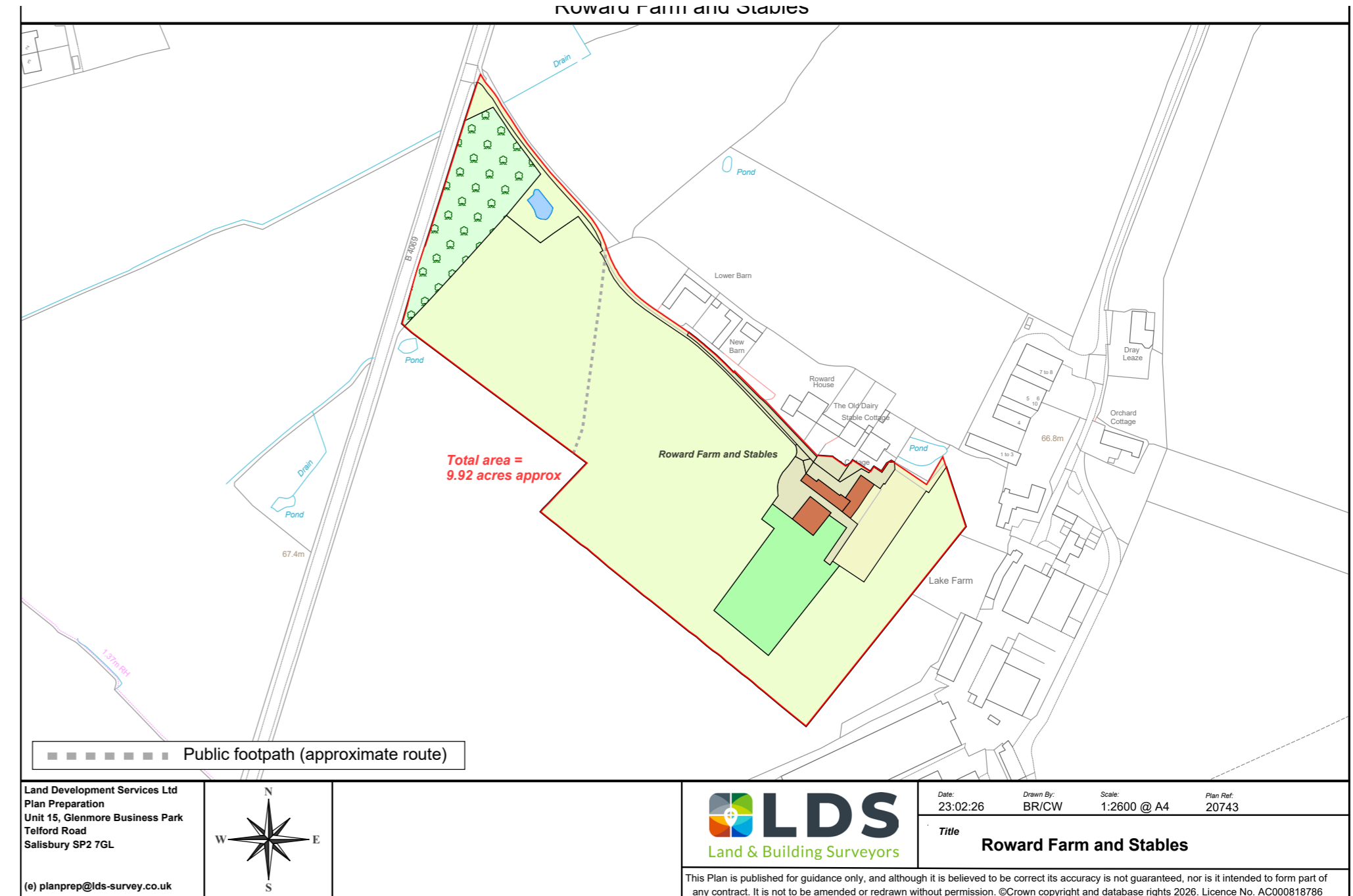


GARDENS AND GROUNDS

Externally, the property is approached via a long driveway leading to a gated forecourt with ample parking. The adjacent barn incorporates four loose boxes and a large covered yard and meszaine storage area- significant scope for workshop, home office, garaging, studio or similar use.

The majority of the land comprises two fenced paddocks along the drive and an area of woodland with a pond, providing screening from the road. To the rear of the main barn is an all-weather riding area and smaller turnout paddocks, currently used as a cut-flower garden and for poultry.

In all, about 9.92 acres.



Draycot Cerne Chippenham

Gross Internal Area (Approx.)
Main House (Incl. Eaves) = 426 sq m / 4,585 sq ft
Stables = 55 sq m / 592 sq ft
Total Area = 481 sq m / 5,177 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. (ID767266)

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