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Swallow Barn

Lower Bourton, SN6 8HT

Guide Price
£795,000



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Freehold | EPC Rating - TBC

 4  4  1

Set within an exclusive collection of just four bespoke homes, Swallow Barn is an outstanding conversion extending to over 3,000 sq ft, seamlessly blending striking architectural character with modern, energy-efficient living. Having undergone a meticulous transformation, this exceptional home offers a rare opportunity to enjoy refined countryside living without compromise

Approached via a sweeping gated driveway, the property immediately impresses with its scale and setting. A generous forecourt provides ample parking, complemented by a double car port, pump room, and useful storage with a charming swallow nesting house above

Chloe Train
Sales Negotiator/Lister

01793 765 292
chloetrain@richardjames.uk





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Kitchen
Dining &
Living
Room





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Inside, a welcoming entrance hall is flooded with natural light and showcases exposed elm and oak beams, reflecting the barn's heritage. The accommodation flows beautifully into the spectacular 43ft open-plan kitchen / dining / living space—the true heart of the home.

This remarkable room features vaulted ceilings, exposed timbers, and a striking brick feature wall—ideal for a future log-burning stove. Dual-aspect bi-fold doors open onto both the driveway and the garden, creating a seamless indoor-outdoor lifestyle perfect for entertaining.

The kitchen is fitted with with fridge, freezer, double Neff oven, wine fridge and dishwasher and also features a substantial central island with breakfast bar. A separate utility room and cloakroom/WC complete the living space.



Swallow Barn offers four beautifully proportioned double bedrooms, each retaining character features while embracing a clean, contemporary finish. All bedrooms benefit from luxurious en-suite bathrooms, providing comfort, privacy, and flexibility for modern family living or guests.

- Underfloor heating throughout
- Tesla solar panels
- Air Source Heat Pump
- Double car port for two vehicles
- Large storage cupboard with loft access
- High levels of insulation and energy efficiency

The property enjoys well-balanced outdoor space, with a tree-lined driveway, lawned side garden, and a private walled rear garden benefitting from a sought-after south-west facing aspect—ideal for enjoying long summer afternoons and evenings.



Lower Bourton is a charming rural hamlet surrounded by open countryside, offering a peaceful setting while remaining well connected to nearby towns and amenities.

The nearby market towns of Shrivenham and Highworth provide a range of everyday conveniences including local shops, cafés, pubs, and essential services. For a wider selection of retail, dining, and leisure options, the historic town of Faringdon is just a short drive away.

The larger centres of Swindon and Oxford are easily accessible, offering extensive shopping, cultural attractions, and excellent transport links. Swindon station provides direct rail services to London Paddington in under an hour, making the property ideal for commuters seeking a countryside retreat.

The area is well regarded for its excellent schooling, with a number of highly rated primary and secondary schools nearby, as well as independent options within easy reach.

Surrounded by rolling farmland and scenic walking routes, the location is perfect for those who enjoy an outdoor lifestyle, with opportunities for walking, cycling, and exploring the wider Wiltshire and Oxfordshire countryside right on your doorstep.



FLOORPLAN HERE

01793 765 292

highworth@richardjames.uk

1 Swindon Road | Highworth | SN6 7AH

richardjames.uk

   @rjestateagent