

SPRINGS BARN

MIDDLEDOWN, MARSHFIELD, WILTSHIRE





2 Springs Barn

Springs Barn

Middledown, Marshfield, Wiltshire

A stunning newly converted Grade II Listed barn with real wow factor

GROUND FLOOR

Galleried open plan Kitchen/Dining/Living space
Sitting Room • Cloakroom • Utility

FIRST FLOOR

4/5 Bedrooms • 3 Bathrooms (2 en suite)

OUTSIDE

Garden • Garaging • Farm Buildings with potential • Paddock

About 2.56 acres in all



Cirencester Office

43/45 Castle Street, Cirencester,
Gloucestershire, GL7 1QD

T: 01285 883740
E: cirencester@butlersherborn.co.uk
www.butlersherborn.co.uk





DESCRIPTION

Springs Barn is a traditional 19th century Cotswold barn which has been newly converted with great style and attention to detail. The accommodation is ideally laid out for both modern family living and entertaining, with the huge galleried kitchen/dining/living room very much the hub of the house. The kitchen is well-equipped with a double oven, large wine fridge, double inbuilt fridge freezer, a boiling water tap, Lusso workstation sink and dishwasher. A separate cosy sitting room could alternatively be used as a 5th bedroom if required. There are two bedrooms and a bathroom on the ground floor and two further bedrooms, both en suite, on the first floor. The whole house has been fitted to an extremely high standard throughout which is both contemporary but also respectful of the property's inherent period character. All flooring and bathroom tiles are Beswick stone.

The property has two vehicular entrances. There is a 3-bay open fronted car port and two further modern farm buildings – a Dutch Barn and a former milking parlour. A pre-app has been submitted to the local planning authority for demolition of the milking parlour and conversion of part of the existing Dutch barn to form three-bedroom ancillary accommodation together with an office/gym.

The house sits within lawned gardens with wide paved terraces and to the rear is a large level paddock.

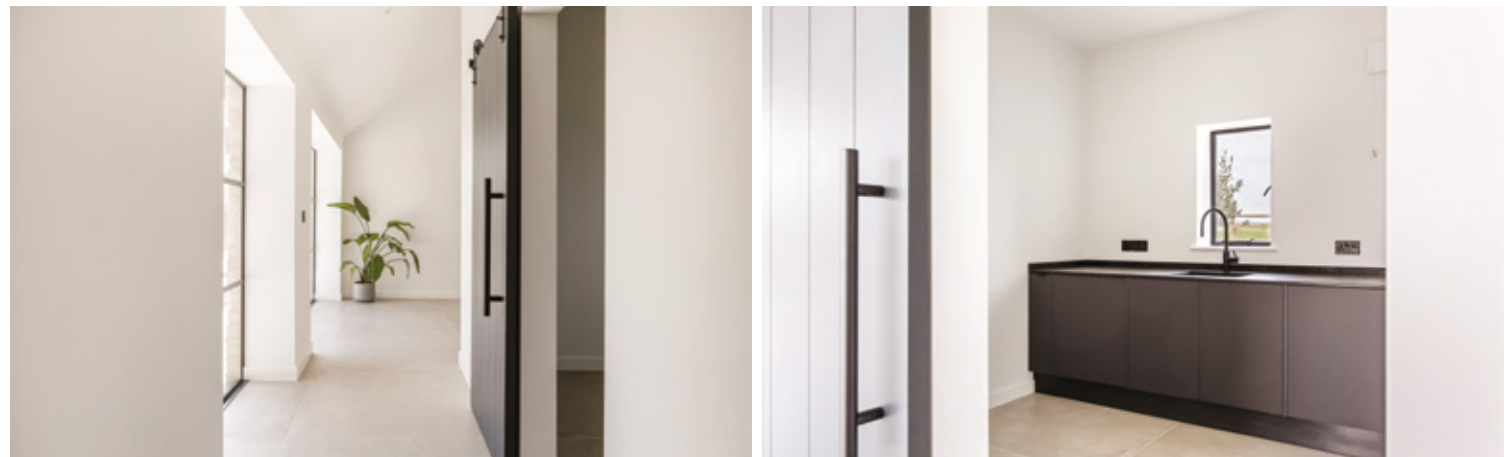
Springs Barn is in Middledown, a tiny hamlet set amidst unspoilt Cotswold countryside. Marshfield is about 2 miles and has a shop and post office, school and pubs. For such a peaceful location, the area has excellent access to the surrounding centres of Bath, Chippenham and Bristol, as well as to Junction 18 of the M4.



SERVICES

Mains water, and electricity. Private drainage. Air source heat pump with under floor heating on the ground floor and radiators on the first floor.

No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no public rights of way across the property, although there is a footpath and bridlepath on the neighbouring land.

PLANNING

Springs Barn is Listed Grade II.

LOCAL AUTHORITY

South Gloucestershire Council.

COUNCIL TAX

To be assessed.

EPC

Band C





VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office -
T: 01285 883740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (SN14 8HX)

From Junction 18 of the M4 take the A46 south towards Bath. After about a mile and a half pass Dyrham Park (National Trust) on your right. After about a quarter of a mile pass a right hand turning to Dyrham and Doynton on your right and then take the next left down an unsigned lane. Continue for about a mile and Springs Barn will be found on your left.

what3words: ///sues.sardine.afraid



Towns

Bath 9 miles
Bristol 16 miles
M4 (Junction 18) 3 miles
Chippenham 11 miles



Pubs

The Catherine Wheel, Marshfield
The Bull, Hinton
The Lord Nelson, Marshfield



Schools

Little Minds Nursery, Tormarton
Marshfield Primary School
Royal High School, Bath
Kingswood School, Bath



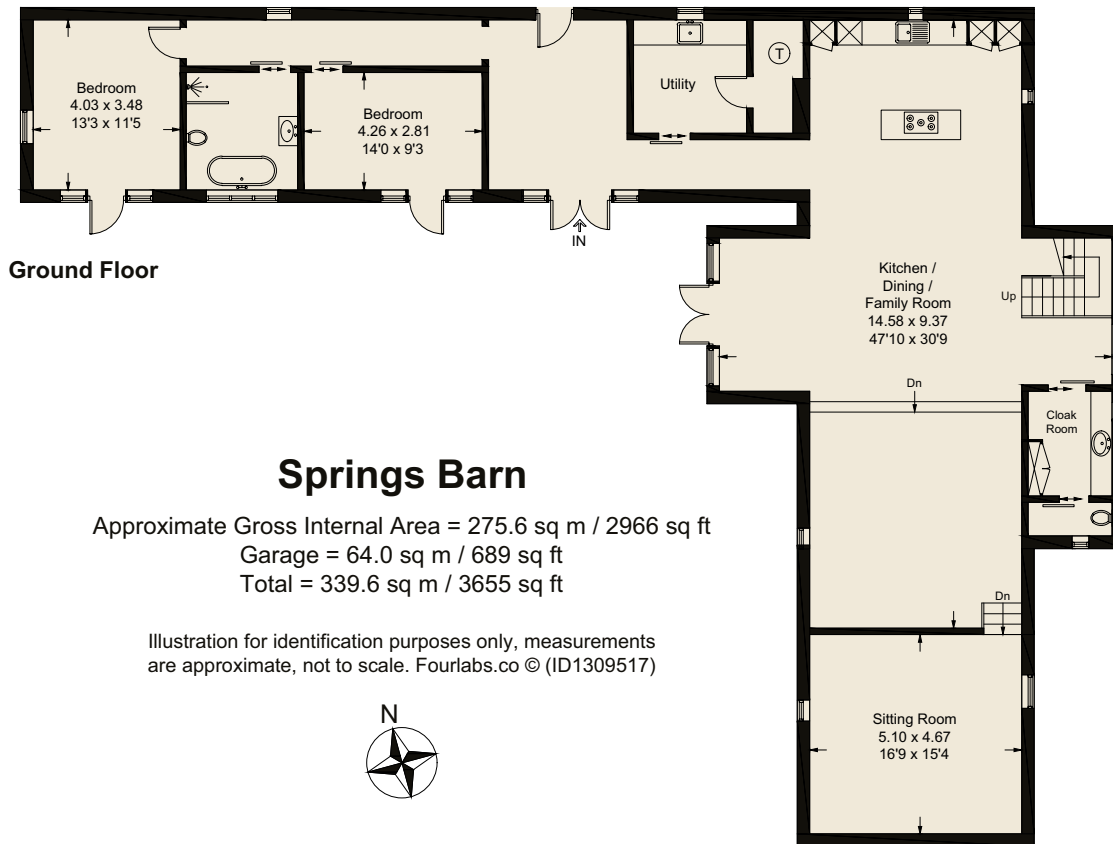
Train Station

Chippenham 11 miles
Bristol Parkway 13 miles



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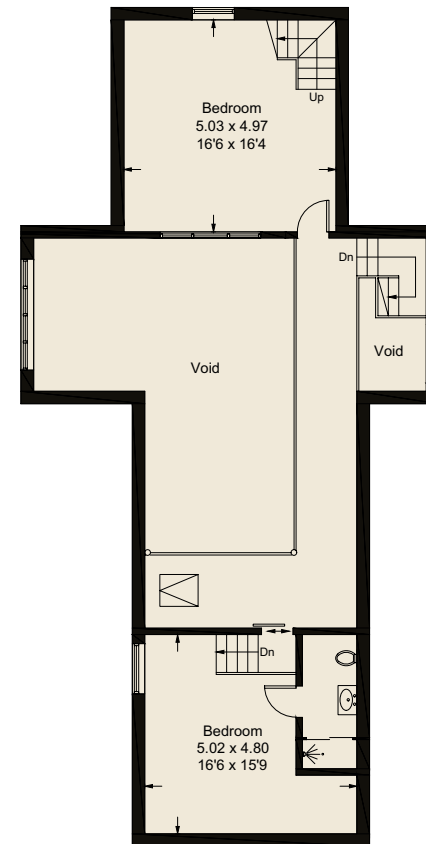


Ground Floor

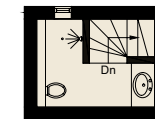
Springs Barn

Approximate Gross Internal Area = 275.6 sq m / 2966 sq ft
 Garage = 64.0 sq m / 689 sq ft
 Total = 339.6 sq m / 3655 sq ft

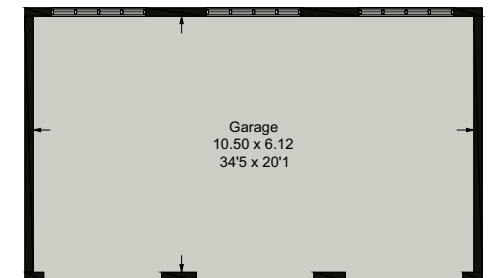
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First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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