Knight Frank

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: £1,595,000

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.

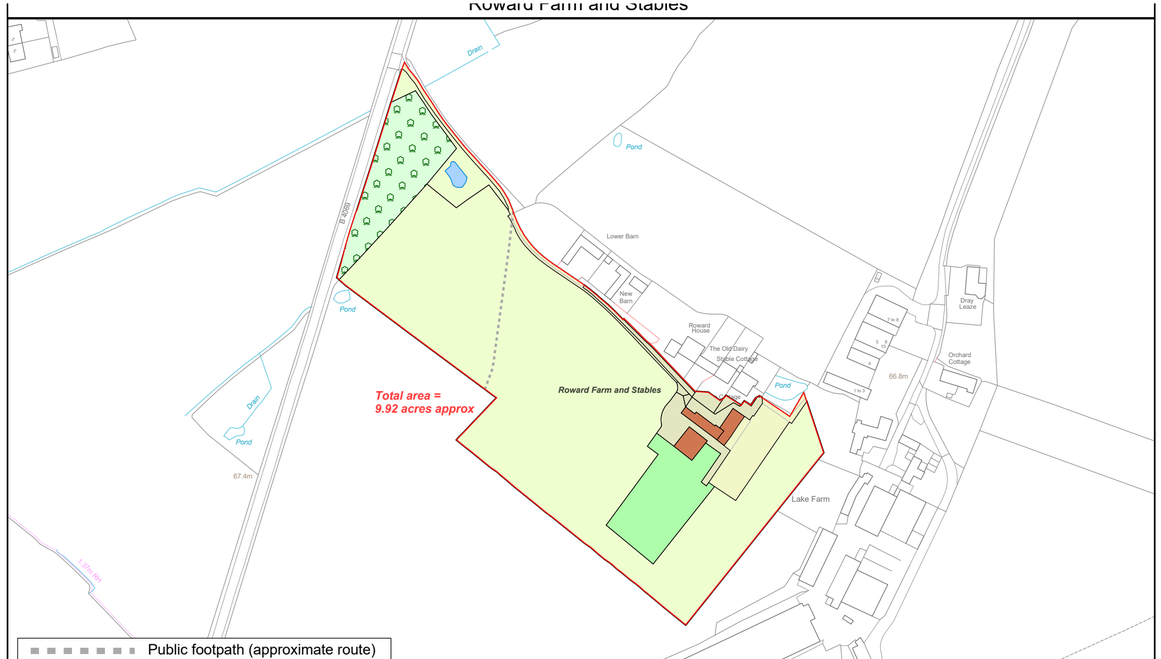
The area is exceptionally well served for communications with easy access to the M4 motorway at Junction 17. There is direct access to Bath, Bristol, the M5, and London, with regular rail services running from Chippenham and Swindon stations to London Paddington, taking approximately 70 minutes and 60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



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk

N W E S

LDS Land & Building Surveyors

Date:	Drawn By:	Scale:	Plan Ref:
23:02:26	BR/CW	1:2600 @ A4	20743

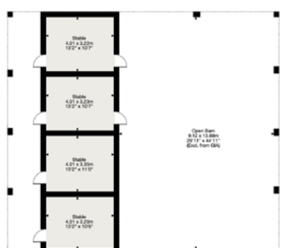
Title

Roward Farm and Stables

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. AC000818786

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



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

01285 659 771

One Market Place,
Cirencester GL7 2PE
cirencester@knightfrank.com

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. (ID7672961)

Rupert Sturgis
01285 659771
rupert.sturgis@knightfrank.com

Knight Frank Cirencester
One Market Place
GL7 2PE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Knight
Frank