



📍 Talbot Barn Patterdown Farm, Patterdown, Chippenham, SN15 2NP

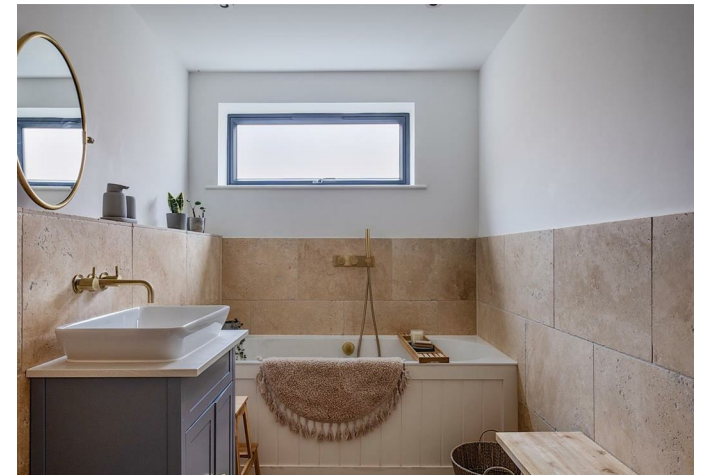
🏠 Price Guide £665,000

Talbot Barn is an exceptional four bedroom barn conversion crafted from traditional Cotswold stone, located within an exclusive development of only four executive homes, it perfectly balances rustic character with high-end contemporary luxury.

- Stunning, Contemporary Barn Conversion
- Bespoke Development of 4 Properties
- Exceptional Open-Plan Living Space
- Four Bedrooms, Three Bathrooms
- Beautiful Principal Bedroom with Vaulted Ceiling, Fitted Wardrobes & En-Suite Shower Room
- Underfloor Heating on Ground Floor
- Air Source Heat Pump, EV Charging
- Private, Enclosed Rear Garden
- Two Allocated Parking Spaces & Further Visitor Spaces
- Outskirts of Chippenham

🏡 Freehold

🏠 EPC Rating B



A wonderful opportunity to purchase Talbot Barn, a four bedroom barn conversion, making up part of a small, bespoke development of only four similar executive barn conversions. This exceptional home is beautifully constructed from traditional Cotswold stone, blending timeless craftsmanship with contemporary comfort. Distinctive features such as glazed oak gables and exposed oak trusses give the property a unique character, while modern design touches ensure a luxurious living experience.

The social hub of the home is an impressive open-plan kitchen, dining, and living area with vaulted ceilings and striking oak beams. A glazed oak gable and full-width bi-fold doors flood the space with natural light, creating a seamless connection to the landscaped rear garden. The bespoke solid-oak, hand-painted kitchen features quartz-surface worktops, a full range of integrated Neff appliances, and a separate utility room for added convenience. To the opposite side of the ground floor, a spacious principal bedroom boasts a second vaulted, oak-beamed ceiling with glazed gable, bespoke fitted wardrobes, and a luxurious en-suite shower room fitted with Villeroy & Boch and Crosswater fixtures. A beautifully long hallway joins the bedroom to the living space, with two further double bedrooms and a well-appointed family bathroom complete with both bath and separate shower.

The top floor provides an impressive guest or principal suite, featuring exposed beams, a walk-in wardrobe, and a high-quality en-suite shower room fitted with Villeroy & Boch, Porcelanosa, and Lusso Stone fittings.

To the rear, the enclosed garden offers a high degree of privacy, featuring a large patio area ideal for entertaining, with a lawned area beyond. To the front is off-road allocated parking for two vehicles, plus a further visitors parking spaces. There is also use of the communal: front gardens, shed for bicycles, bin storage and private post box.

#### Situation

Situated within a bespoke development of only 4 executive barn conversions, Talbot Barn is well placed on the South Western side of Chippenham with access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket, Aldi and M & S Foodhall, along with two of the town's highly reputable senior schools within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington: 65 mins), college and sports facilities.

#### Property Information

Council Tax: Band F

EPC Rating: B

Services: Mains Electricity & Water

Private Drainage

Air Source Heat Pump, EV Charging Point

Monthly Service Charge: £88.43 (Internet, Communal Lighting / Gardening / Sewage)



# Patterdown, Chippenham, SN15

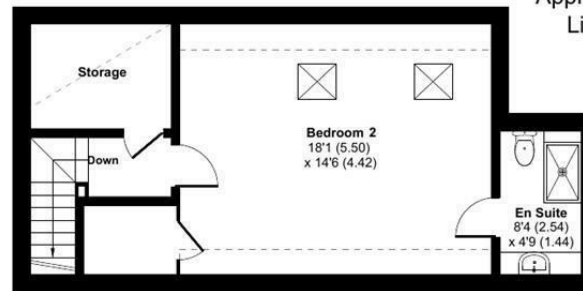
Approximate Area = 1799 sq ft / 167.1 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

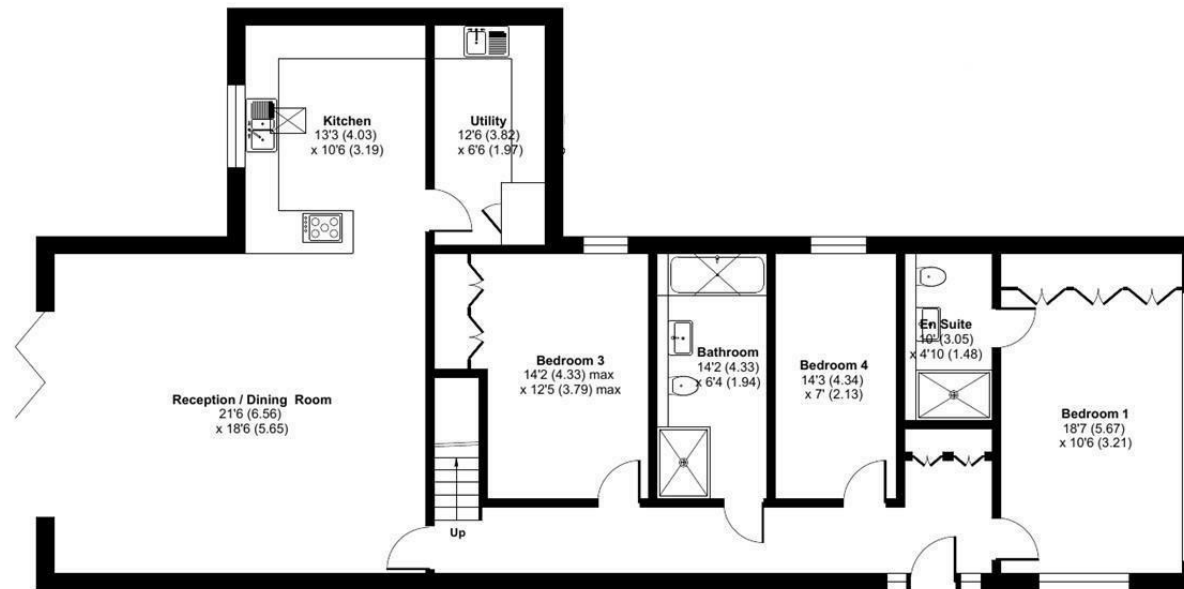
Total = 1873 sq ft / 173.9 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1409710

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