



East Foscote House, Grittleton, Chippenham, Wiltshire, SN14 6AD

Exceptional barn conversion
 Stunning interior and equally impressive grounds
 5 generous reception areas
 Magnificent kitchen/family room
 5 bedrooms, 3 bathrooms
 Superbly landscaped garden
 Additional 1 acre paddock with stable
 Stone-built barn with annexe potential
 Rural setting with countryside views



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,200,000

Approximately 4,028 sq.ft excluding outbuildings

‘A very impressive substantial barn conversion with a meticulously designed interior and garden, plus a 1 acre paddock’



The Property

East Foscote House is a stunning semi-detached barn conversion, beautifully situated in the delightful rural setting of East Foscote, just outside of Grittleton village. Once part of the historic Neeld Estate, the property was originally converted in 1999 and has since been thoughtfully enlarged and improved to an impeccable standard, offering expansive accommodation spanning over 4,000 sq.ft. The interior is truly impressive, complemented by equally remarkable gardens and grounds of around 1.35 acres in all.

The home boasts superbly proportioned rooms throughout, each offering captivating views of the meticulously designed gardens or the adjoining countryside. The substantial accommodation includes five versatile reception areas and an impressive fashionable kitchen family room. This magnificent space, stretching 45ft, features glazed elevations that seamlessly connect to the garden, forming the heart of the home. It benefits from underfloor heating, elegant marble worktops arranged around a

large social island unit, and is fitted with a dishwasher, wine cooler, and double Belfast sink. Two separate staircases lead to two wings of the first floor, which comprise five comfortable double bedrooms and three well-appointed bathrooms.

The exemplary garden is a testament to careful design and devotion, offering an idyllic haven with symmetrical landscaping, vibrant perennial beds, tree-lined pathways, and shaped hedging. At the far end, a stone-built 'party' barn offers a fantastic space for entertaining, positioned beside a decked hot tub area. The barn is connected to power with potential (and plans have been drawn) for conversion into ancillary accommodation, subject to planning. Beyond lies the added benefit of a pony paddock, extending to approximately 1 acre with its own access from the lane, complete with a timber stable and barn store.

Situation

The property is rurally located at East Foscote located 1 mile outside of the popular village of

Grittleton. Grittleton is a delightful North Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring larger village of Yatton Keynell has a post office/store, doctors surgery, and provides Outstanding Ofsted rated Primary School, By Brook Valley. Both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The cultural cities of Bath and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. Full-fibre broadband is connected to the property and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more

information. Wiltshire Council Tax Band G.

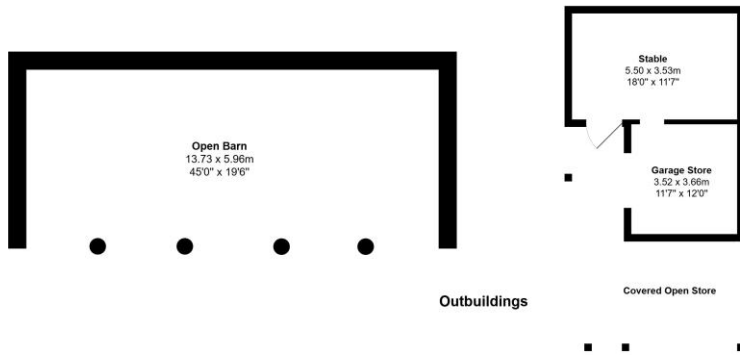
Directions

Enter Grittleton from the East along The Street and continue pass the Church to take the left hand turn at the crossroads by Grittleton House. Continue along the lane and take the next left hand turn onto Neeld Court. Follow the lane for about a mile to locate the shared entrance to the barn on the left hand side.

Postcode SN14 6AE

What3words: ///loafer.minute.interests



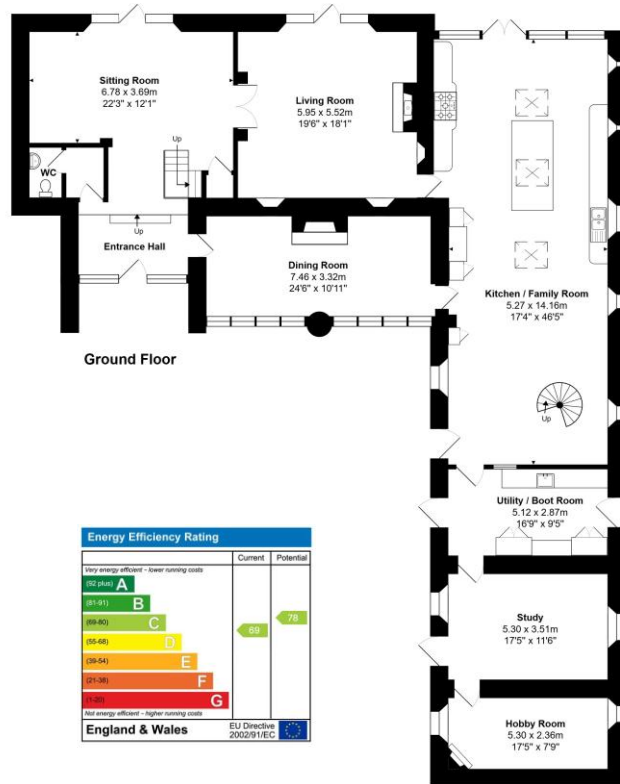


Main House Area: 374.2 m.sq. ... 4028 sq.ft.

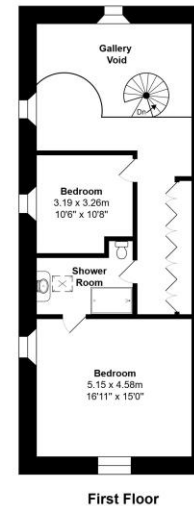
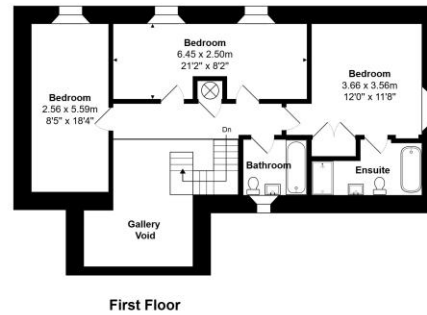
Open Barn Area: 81.8 m.sq. ... 880 sq.ft.

Total Area: 543.2 m² ... 5847 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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