



JAMES PYLE & Co.



34 Henn Lane, Upper Seagry, Chippenham, Wiltshire, SN15 5HA

Detached village house  
Substantially extended and modernised  
Throughout  
5 bedrooms, 3 bathrooms  
Large light-filled kitchen/dining room  
2 reception rooms  
Generous south-facing garden  
Home office outbuilding and garage store  
Ample private off-street parking  
Air source heat pump and underfloor heating  
Chain free



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £925,000**

Approximately 2,152 sq.ft excluding outbuildings



‘Set within this popular village with a generous south-facing garden, this detached family house has been entirely transformed’

### The Property

This beautifully finished detached home in Upper Seagry has undergone a comprehensive transformation, offering an exceptional blend of contemporary living and comfortable family spaces. Recently renovated with an emphasis on energy efficiency, the property boasts a brand-new air source heating system, underfloor heating, updated wiring, plumbing, a new roof, and new windows throughout. The thoughtfully extended and reconfigured accommodation ensures an excellent layout with generous proportions, perfectly suited for modern lifestyles.

At the heart of the home lies a spacious open-plan kitchen/dining room, bathed in natural light from dual bi-folding doors and its advantageous southerly aspect. The kitchen is fully equipped with an extensive range of units and integrated appliances. The superb range of appliances include Miele oven and steam oven, a multi-zone AEG induction hob, Hotpoint full height fridge and freezer, AEG dishwasher, wine cooler and an InSinkErator hot tap. The dining area seamlessly

connects to the living room, featuring a charming fireplace as its focal point. An additional reception room is conveniently located off the entrance hall, alongside a practical utility room.

The first floor comprises five bedrooms, including four doubles and a single. Two of the double bedrooms benefit from private en-suite shower rooms, while a well-appointed family bathroom, complete with a separate shower and bath, is accessible from the generous landing.

Externally, the property sits within a substantial 0.22 acre plot featuring a large, south-facing garden. A versatile outbuilding, ideal for a home office or potential annexe, is insulated, heated, and includes an en-suite WC. The garden incorporates a spacious patio terrace, connecting the bi-fold doors to the outbuilding, alongside a good-sized lawn with screening evergreens. Parking is abundant with a driveway at the side, leading through a double gate to further parking at the rear. A double half-garage provides storage with Garador rollover doors and a covered carport adjoining the front. An

additional parking bay is located on the opposite side of the house.

### Situation

Upper Seagry is an attractive and well-regarded village situated in rural North Wiltshire and has an excellent sense of community. The village has a popular primary school, The New Inn pub, active village hall and Church. The nearby larger village of Great Somerford has a post office and shop, pub and primary school as well. The market towns of Malmesbury and Chippenham are both about 5 miles away with a further range of facilities and schooling. There are excellent sporting opportunities within the area with golf ranges at Bowood, Castle Combe and Minchinhampton, racing at Bath and Newbury whilst there is ample range of water sports available at the Cotswolds Water Park. The property is well located for the commuter, with train stations at Chippenham and Swindon having regular services to London Paddington, and junction 17 of the M4 is close by providing fantastic connections to Bath, Bristol, Swindon and London.

### Additional Information

The property is Freehold with an air source heat pump and three-zoned underfloor heating in the tiled ground floor rooms, mains drainage, water and electricity. There are triple glazed windows on the back and A-rated double glazing on the front garden aspect. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile coverage. Wiltshire Council Tax Band TBC.

### Directions

From Malmesbury, head south along the A429 then take the left hand turn into Grange Lane. Follow the road for 3 miles, passing through the village of Startley to enter Upper Seagry. Take the right hand turn by The New Inn onto Henn Lane and locate the property down the lane on the left-hand side.

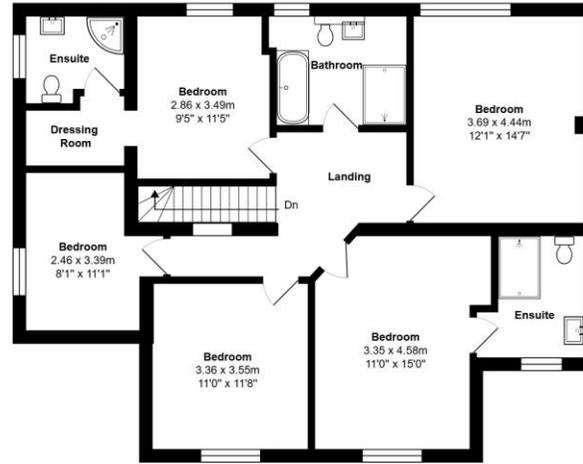
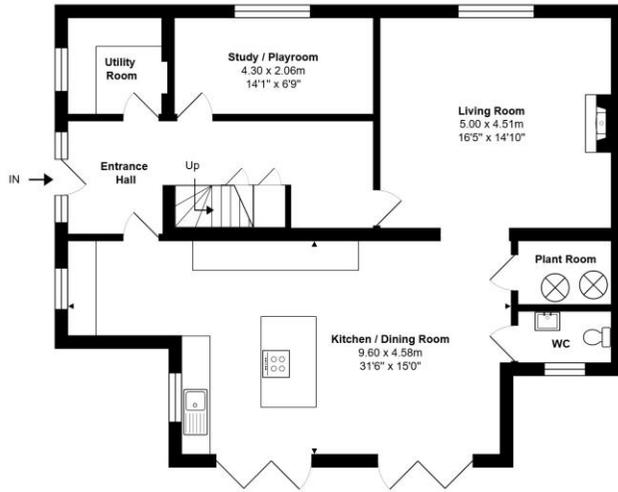
Postcode SN15 5HA  
What3words: ///completed.initial.jogged



House Area: 200.0 m.sq. ... 2152 sq.ft.

Total Area: 266.6 m<sup>2</sup> ... 2869 ft<sup>2</sup>

All measurements are approximate and for display purposes only

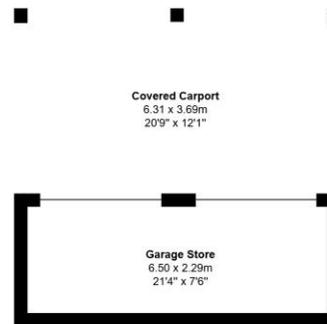


Ground Floor

First Floor



Outbuildings



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| <b>England &amp; Wales</b>                  |          | 76      | 82        |
| EU Directive 2002/91/EC                     |          |         |           |

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