



2 Bedroom
Barn Conversion
in Upper Seagry

£1,795 PCM

1 The Hen House
Nables Farm
Upper Seagry
SN15 5HB



Victoria Allman
lettings

- Exceptional contemporary barn conversion on a rural farm setting
- Spacious open-plan living, dining & kitchen area
- Two large double bedrooms with en-suites
- Landscaped communal gardens with private courtyard
- Gardener and water bills included in the rent
- Easy reach of Malmesbury, Chippenham & M4 Junction 17
- EPC Rating C | Council Tax Band C (Wiltshire)
- Available from mid-September



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SUMMARY

1 The Hen House is a beautifully designed and exceptionally finished contemporary barn conversion set within the rural surroundings of Nables Farm on the outskirts of Upper Seagry.

With high ceilings, underfloor heating and a stylish open-plan layout, it offers a superb standard of modern living in a characterful and peaceful North Wiltshire setting, within easy reach of Malmesbury, Chippenham and the M4.

Available unfurnished on a long-term let from mid-September.

DESCRIPTION

1 The Hen House is a beautifully designed contemporary conversion set in the lovely rural surroundings of Nables Farm on the outskirts of Upper Seagry. Finished to an exceptional standard throughout, the property benefits from an air source heat pump and underfloor heating throughout.

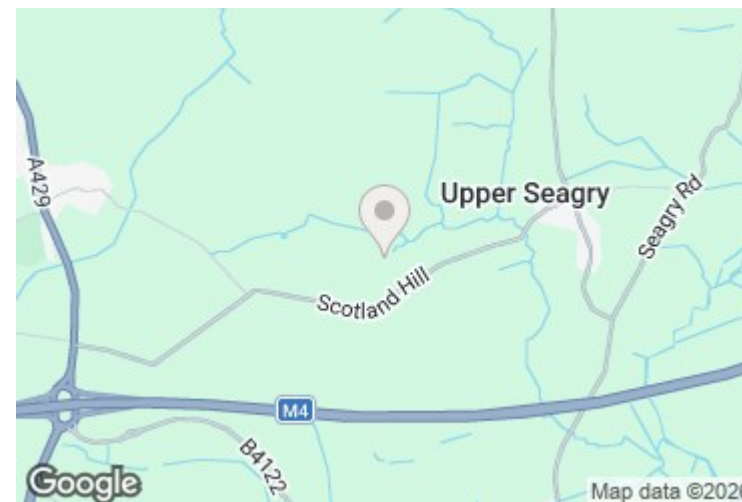
The heart of the home is a spacious open-plan living, dining and kitchen area — light, airy and generous in feel, with high ceilings adding to the sense of space. The stylish kitchen is well-equipped with a Rangemaster cooker, induction hob, integrated dishwasher, fridge freezer and wine fridge. Two sizeable double bedrooms each have their own en-suite bathroom with digital power shower; one also features a striking stone bathtub.

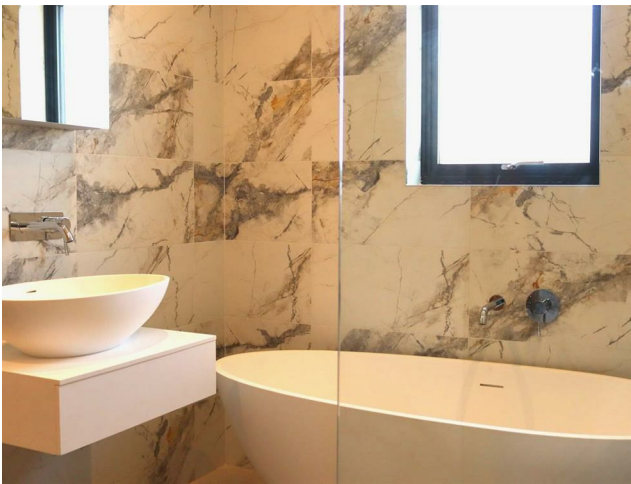
Outside, a private patio area sits within beautifully landscaped communal gardens, with a gardener included in the rent.

LOCATION

Upper Seagry is an attractive and well-regarded village in rural North Wiltshire, located in between Malmesbury and Chippenham. Surrounded by beautiful countryside, the village has a popular primary school, a busy pub and church. The neighbouring larger village of Great Somerford has a useful shop and post office, as well as a pub and primary school.

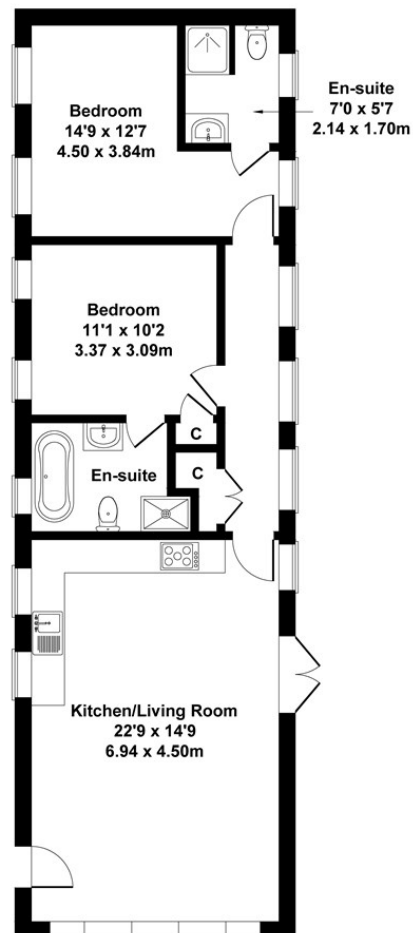
The nearby historic market town of Malmesbury - recently named in The Sunday Times as 'The Best Place to Live in Southwest England' - offers numerous independent shops, pubs and restaurants as well as a Waitrose store and weekly farmers' market. Just five miles to the south is Chippenham, a large market town with a broad range of amenities, retail outlets, a community hospital, and train station. The nearby M4 motorway (J17) provides fast road access to Bath, Bristol, Swindon and beyond. Mainline rail services are available from Chippenham and Swindon to London Paddington in 60-70 minutes.





1 Hen House , Nables Farm, Scotland Hill, Upper Seagry , SN15 5HB

Approximate Gross Internal Area
786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

DIRECTIONS

From M4 Junction 17 follow signs A429 towards Malmesbury and then take the first turning on the right. Follow this road for a couple of miles and the entrance for Nables Farm is on the left. Proceed down the driveway and look out for the signs for The Hen House.

Postcode: SN15 5HB

What3Words:
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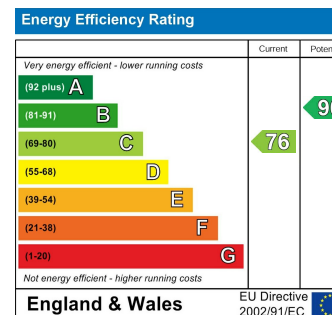
CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, a private water supply, septic tank drainage, and an air source heat pump for heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and indoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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