

richard
james



The Stable

Pinnells Farm, Grittenham, SN15 4JS

Guide Price
£450,000



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The Stable

Grittenham

Freehold | EPC Rating - C

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A Rare Slice of Rural Living — With Room to Grow (STPP)

Tucked away down a quiet lane in Grittenham, this beautifully reimagined former stable is the kind of property that rarely comes to market — and once you step inside, it's easy to see why whoever buys it won't be leaving in a hurry.

Behind the handsome red brick exterior lies a home that has been styled with real personality: exposed A-frame timbers, characterful beams, and an eclectic, contemporary finish run throughout, striking that rare balance between rustic charm and modern comfort. The open-plan kitchen and dining room is the heart of the home, with a striking breakfast bar and bold cabinetry - the sort of space built for long Sunday mornings and easy entertaining. Step through to the sitting room and you'll find a cosy, characterful retreat with feature lighting and timber beams overhead, made for curling up with a book or unwinding after a long day. There's also a sunny garden room/bright conservatory-style sitting area with WC, ideal as a home office, snug or plant-filled retreat.

Upstairs, two generous double bedrooms continue the story. The second bedroom is a genuine showstopper — a vaulted ceiling framed by original oak trusses, a freestanding bath tucked beneath the eaves, and views rolling out across open countryside. It's a space that feels more boutique retreat than bedroom.

The master bedroom is every bit as thoughtfully presented, with the same exposed timber character and built-in wardrobes. A stylish family bathroom finished with bespoke joinery and striking herringbone tiling completes the first floor.





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Step outside and the plot really comes into its own. Set within approximately a third of an acre, the mature gardens roll away towards open farmland beyond, framed by established trees, shrubs and a real sense of privacy and peace. Tucked into the garden is a wonderfully quirky timber-clad former Peacock House, now reinvented as a bar and entertainment space — perfect for long summer evenings with friends.

And then there's the real opportunity: alongside the cottage sits a substantial barn (over 39ft in length) together with two further stores, offering a fantastic opportunity to extend, convert or develop further, subject to the necessary planning permission. Whether that means additional living accommodation, a home office and studio complex, or an entirely separate annexe, this is a genuinely exciting blank canvas for the right buyer to make their own.

This is semi-rural living at its very best — a beautifully finished home with bags of character, generous gardens with far-reaching views, and scope to add further value and space. Properties of this calibre, with this combination of style, setting and potential, simply don't come along often.

Grittenham itself is a peaceful North Wiltshire hamlet, part of the parish of Brinkworth with Grittenham, and offers exactly the kind of unspoilt, chocolate-box countryside setting so many buyers dream of but rarely find. It sits just moments from the well-loved village of Brinkworth, home to the popular Three Crowns pub, a village church and a real sense of rural community, with a network of footpaths criss-crossing the surrounding fields perfect for walking, running or simply exploring on your doorstep. Nearby Dauntsey adds further appeal for families, being home to the renowned Dauntsey's School, while the historic market towns of Malmesbury and Royal Wootton Bassett are both within easy striking distance for boutique shopping, dining and everyday essentials. For commuters, Swindon is close at hand, offering mainline rail connections to London Paddington and swift access onto the M4, meaning you can enjoy this tranquil rural setting without ever feeling cut off from the wider world.





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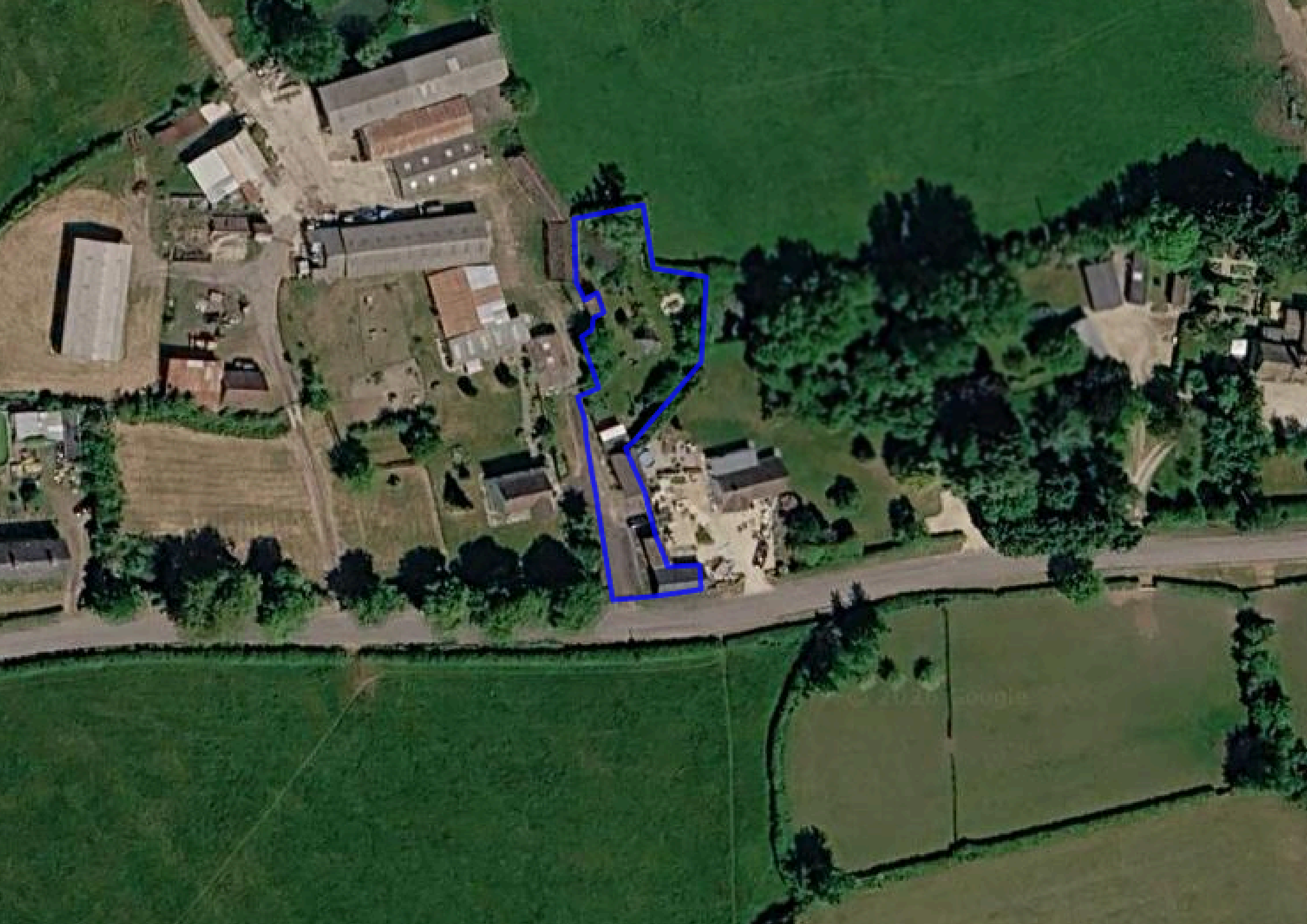
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Floorplan

Approximate Area = 1061 sq ft / 98.5 sq m (excludes stores)

Outbuilding = 646 sq ft / 60 sq m

Total = 1707 sq ft / 158.5 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to ©nichecom 2026 by a third party.
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