



📍 The Arch Barn Hydes Lane, Cold Ashton,
Chippenham, SN14 8JT

🏠 £825,000

Rare to the market is this substantial four bedroom barn conversion, superbly positioned in an exclusive development, within the sought after village of Cold Ashton, benefitting from an enclosed garden, car port and driveway parking, and offered with the benefit of No Onward Chain.

- Executive, 19th Century Barn Conversion - No Onward Chain
- Small, Exclusive Development
- Charming Array of Character Features
- Four Bedrooms, Two En-Suites
- Feature Vaulted Ceilings, Exposed Beams, Wood Burning Stove
- Large Sitting / Dining Room, Separate Study
- Kitchen / Dining Room with 2 Sets of French Doors
- Enclosed Garden, Countryside Views
- Car Port & Driveway Parking
- Sought After Village - Access to Bath, Bristol & Chippenham

🏠 Freehold

🏠 EPC Rating D



Nestled in the picturesque village of Cold Ashton, The Arch Barn offers a unique blend of modern living and rustic charm. Set within an exclusive development, this exceptional property is not just a home; it is a lifestyle choice, offering a perfect retreat from the hustle and bustle of everyday life. With its blend of modern comforts and traditional features, this property is a rare find and is sure to appeal to discerning buyers seeking a tranquil yet stylish living environment. Offered with the benefit of No Onward Chain.

As you enter, you are greeted by the stunning vaulted ceilings and exposed beams that characterise this remarkable home, creating an inviting and airy atmosphere. The large sitting and dining room is perfect for entertaining or enjoying quiet evenings by the wood-burning stove, which adds a touch of warmth and character to the space. Additionally, a separate study with french doors, provides an ideal setting for those who work from home or require a quiet space for reading and reflection, whilst the spacious kitchen / breakfast room also benefits from two further sets of french doors. There are three double bedrooms on the ground level, the principal bedroom with en-suite bathroom and french doors to the enclosed garden. The family bathroom completes the ground level. To the first floor is an additional double bedroom, with further en-suite, and a wonderful gallery / balcony overlooking the large ground floor space.

Externally, the property benefits from two south-facing garden areas, one laid predominantly to lawn, which is mainly to the side of the barn, and another to the front, with a lovely patio seating area. The surrounding countryside views offer a serene backdrop, allowing you to immerse yourself in the beauty of rural life while still being within easy reach of local amenities. Additionally, there is a car port and driveway parking for multiple vehicles.

Situation

Cold Ashton is a small, yet beautiful village on the A420, located on the southern edge of the Cotswolds in a Conservation Area and on the Cotswold Way. The village of Marshfield which is only a short distance away offers comprehensive village amenities including a Post Office/Store, butchers, general stores, doctor's surgery, Church, public houses and a primary school. As mentioned, the Georgian City of Bath is easily accessible and boasts some of the most well regarded schools and Universities in the South West and attracts visitors from all over the world, whilst the nearby Chippenham has a wide range of shopping leisure amenities as well as a mainline railway station to London and Bristol and Bath and good access to the M4 motorway.

Property Information

Council Tax Band; G

Freehold

Mains Electricity, Water and Drainage.

Oil Fired Central Heating

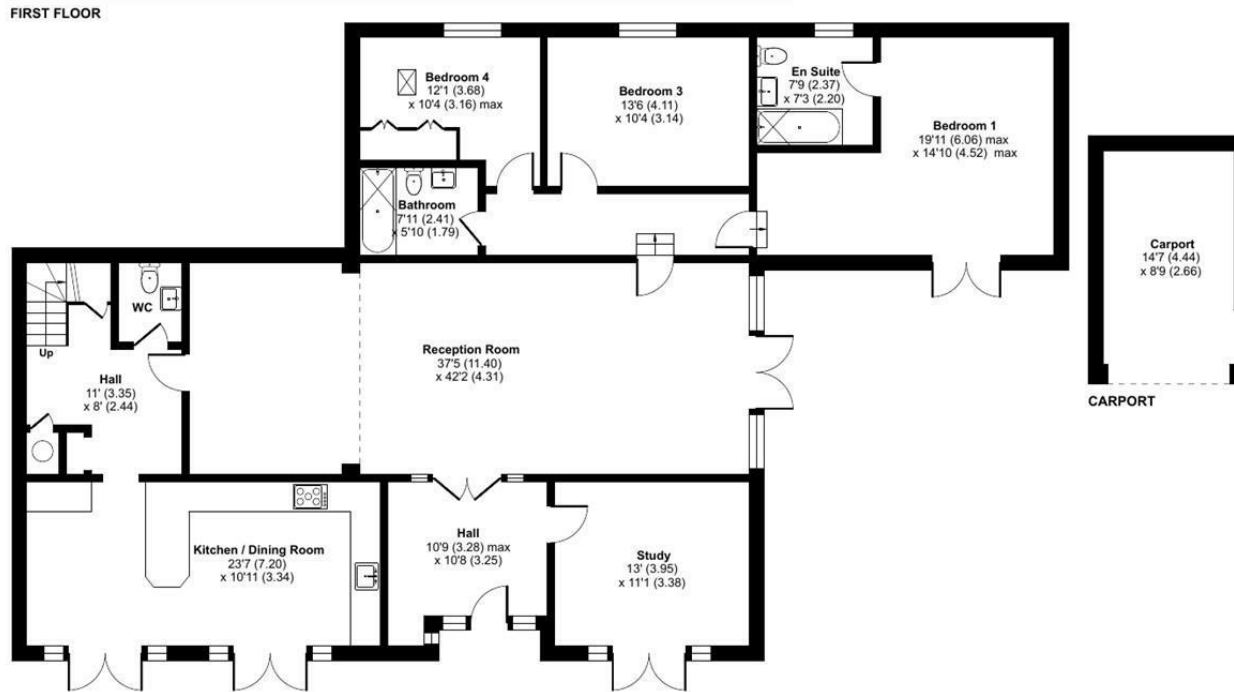
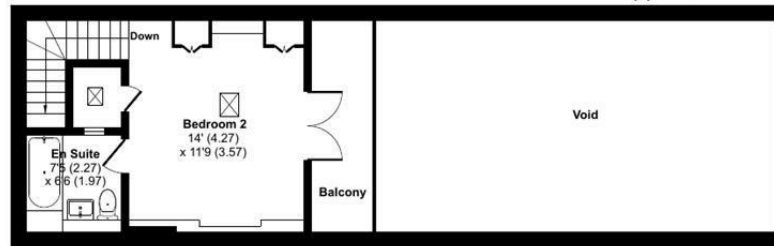
EPC Rating; D



The Arch Barn, Cold Ashton, Chippenham, SN14

Approximate Area = 2232 sq ft / 207.3 sq m (excludes void & carport)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1463789

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