



2 Bedroom
Barn Conversion
in Upper Seagry

£1,700 PCM

1 The Hen House
Upper Seagry
SN15 5HB



Victoria Allman
lettings

- Exceptional barn conversion
- Lovely rural setting
- 2 king-size bedrooms
- 2 ensuite wet-rooms
- Underfloor heating throughout
- Landscaped communal gardens with private courtyard
- Gardener included
- Parking for 2 cars
- EPC Rating C
- Council tax Band C (Wiltshire)



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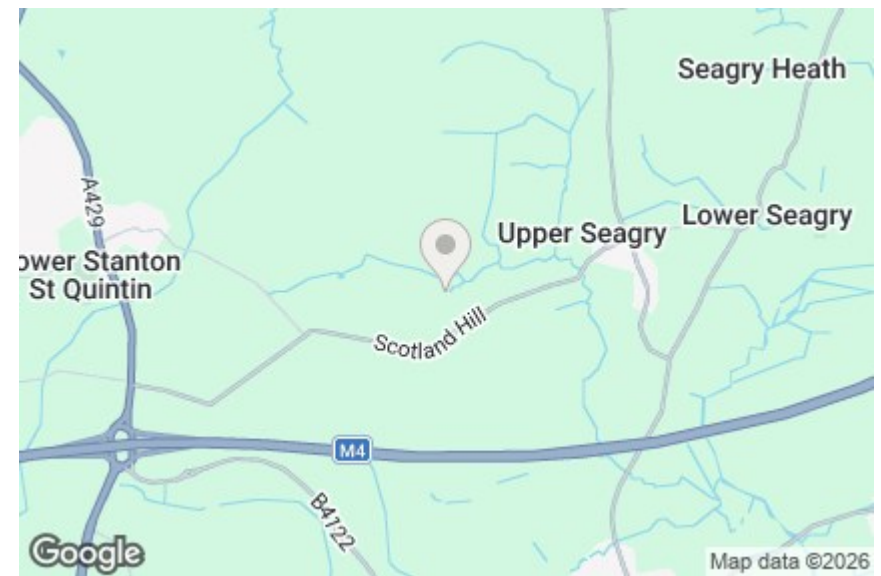
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SUMMARY

An outstanding two bedroom barn conversion nestled within an exclusive rural setting on the outskirts of Upper Seagry.

This is an ideal bolthole to enjoy the North Wiltshire countryside and the surrounding villages of the South Cotswolds, whilst still having easy access to the M4 corridor and mainline train stations.

Available furnished or unfurnished from April 2026.



DESCRIPTION

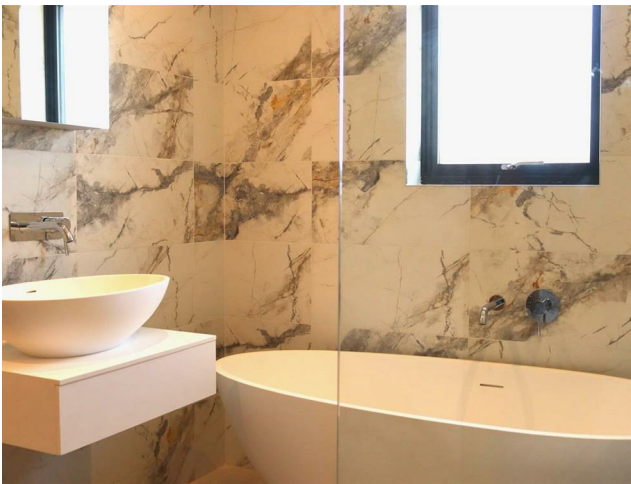
1 The Hen House is located in the lovely rural setting of Nables Farm, on the outskirts Upper Seagry. This impressive and superbly designed conversion has an exceptional contemporary finish with air source pump heating and underfloor heating throughout. The spacious open-plan living/dining/kitchen area is light and airy which is accentuated by high ceilings and the stylish kitchen is well equipped, with an induction hob and Rangemaster cooker. Down the hallway are two sizeable double bedrooms, with ensuite bathrooms - both with digital power showers and one featuring a unique stone bathtub.

Externally, there is a private patio area, surrounded by landscaped communal gardens (gardener is included in rent).

LOCATION

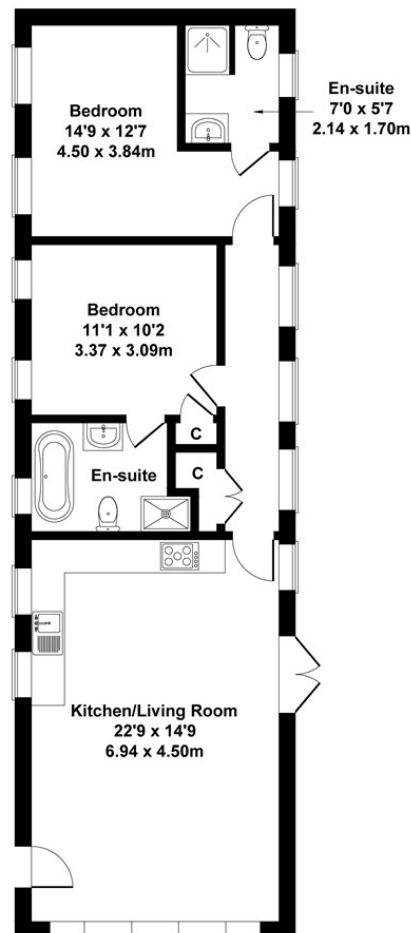
Upper Seagry is an attractive and well-regarded village situated in rural North Wiltshire and has an excellent sense of community. The village has a popular primary school, The New Inn pub and Church. The nearby larger village of Great Somerford has a post office and shop, pub and primary school as well. 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 courses 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 commuting, 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.



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.

REQUIRED INFORMATION

We understand the property has mains electricity, water, 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.

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.

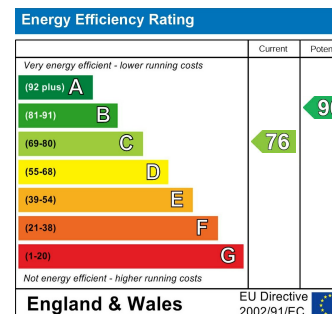
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