



JAMES PYLE & CO.

**Hardinge House, Upper Seagry, Chippenham, Wiltshire, SN15 5HA**

Impressive Grade II listed farmhouse  
Significantly improved with a beautiful interior  
Self-contained 2 bedroom annexe  
4 bedrooms in the main house  
4 generous reception rooms  
Extensive outbuildings with scope to convert  
Gardens and paddock of 7 acres  
Idyllic rural setting down a long drive  
Southerly views over surrounding countryside



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £1,850,000**

Approximately 4,469 sq.ft including annexe and  
excluding outbuildings

‘Hidden down a long private drive within a magnificent rural setting, this Grade II listed farmhouse is set within 7 acres together with a self-contained annexe and extensive outbuildings’



## The Property

Hardinge House is an exceptional Grade II listed farmhouse beautifully situated in a delightful little-known rural location near the village of Upper Seagry with extensive southerly views over the surrounding countryside. The farmhouse is discreetly approached over a long drive set amongst wonderful gardens and grounds.

The farmhouse dates back to the late 18th Century and over the past few years has been extensively updated and modernised yet sympathetically retaining much of its original character. There have been significant improvements to many aspects including new bathrooms, a stunning kitchen, underfloor heating and extensive landscaping, plus the installation of solar PV panels. Further improvements have been made to the adjoining annexe which is currently utilised as a holiday let providing a valuable source of income. Planning consents have been granted to convert part of

the outbuildings into an office and games room, as well as a proposed extension to the ground floor.

The well-proportioned accommodation is spacious and light throughout enjoying lovely outlooks from each window across the gardens. The ground floor includes four well-proportioned reception rooms all with fireplaces. The newly updated kitchen is centred around a large island breakfast bar and is equipped with integrated appliances. On the first floor there are four bedrooms, a dressing room to the principal bedroom suite as well as an en-suite, and two further bathrooms.

The self-contained annexe has two bedrooms, a shower room and an open plan living/kitchen area. The annexe benefits from its own enclosed garden and is ideal for accommodating a family member or to continue as a holiday let. Available by separate negotiation is 'The Piggery' which is also a successful holiday let, performing in the top 1% on Air BNB. The combined income from

these two holiday lets is circa £70,000 in the last 12 months.

Externally, there are a number of traditional Cotswold stone-built farm buildings including a Grade II listed tythe barn which has great scope for conversion. The outbuildings provide valuable storage and offer endless possibilities for further accommodation or other uses. In addition, there is a large railed paddock extending to around 3.47 acres bringing the whole to around 7 acres in all. The beautiful gardens are arranged to both the front and rear having been thoughtfully designed into various areas which include a sun terrace, vegetable garden with raised beds and a greenhouse, and an orchard.

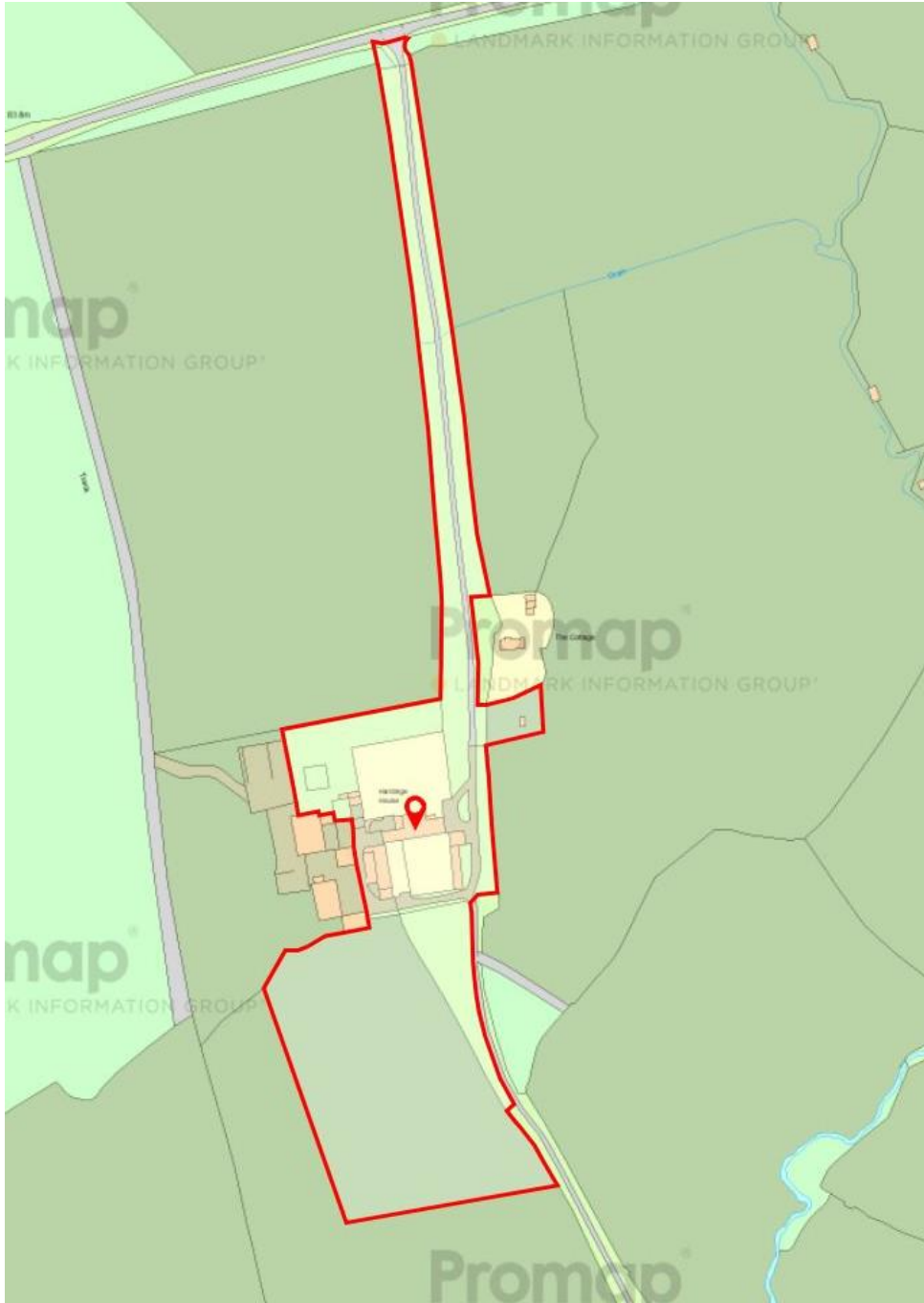
## Situation

Hardinge House is rurally positioned just half a mile outside of the village of Upper Seagry set down a long drive. 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 oil-fired central heating, private drainage, private water (with mains also connected) and mains electricity. The excess electricity of the PV panels is currently sold via the Octopus export tariff. There is a right of way for neighbouring properties and a bridle path along the main drive and a footpath across the paddock. Dedicated fibre optic 1GB line broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band G.

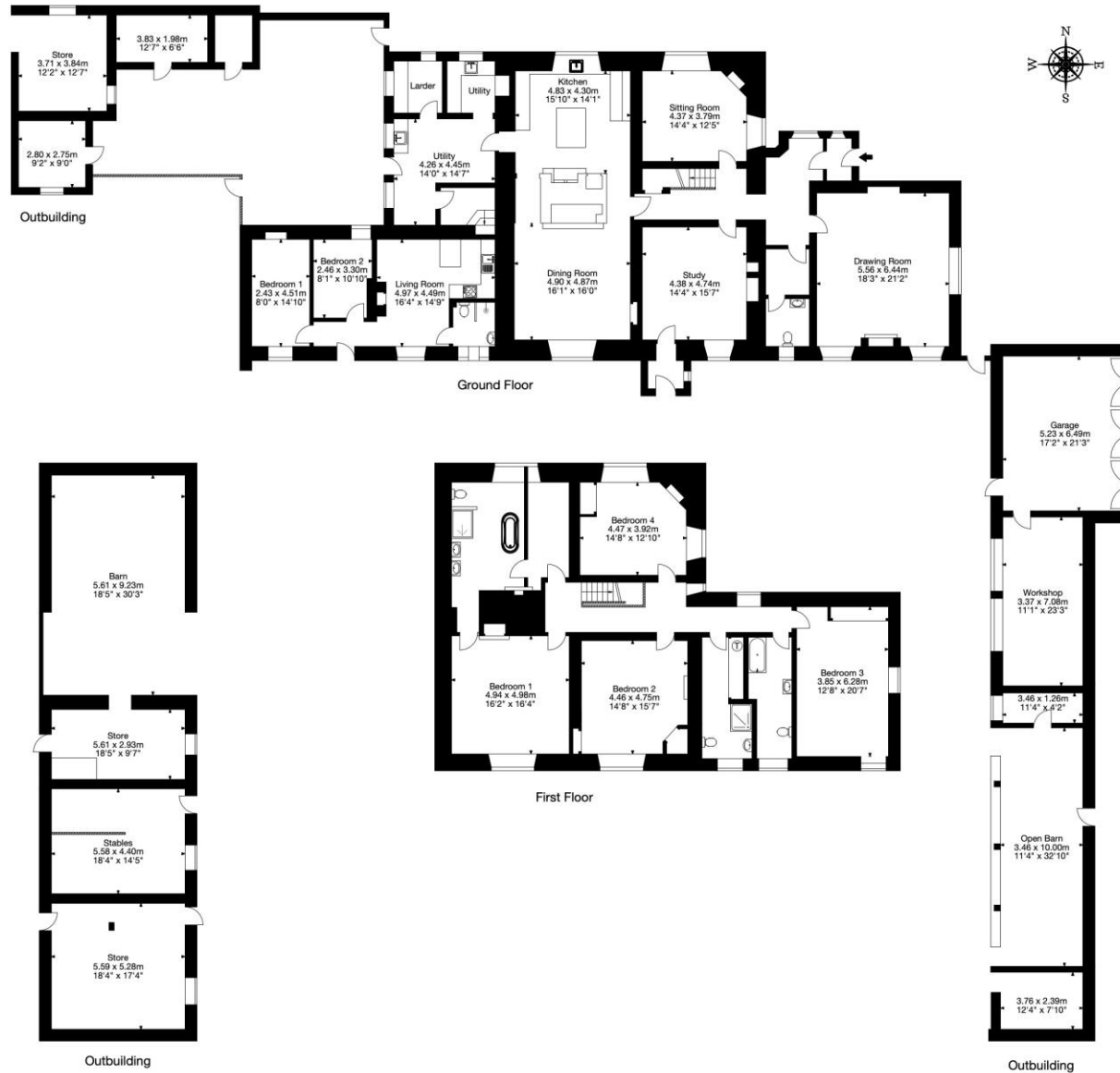
### Directions

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 continue to leave the village. Pass over the small bridge and climb the hill to then locate the drive entrance to Hardinge House on the left hand side. Postcode SN15 5HA.

What3words: ///copper.blown.else



Hardinge Farm, Upper Seagry, Chippenham, Wiltshire SN15 SHA  
 Gross Internal Area (Approx.)  
 Main House = 369 sq m / 3,967 sq ft  
 Annex = 47 sq m / 502 sq ft  
 Barn = 129 sq m / 1,392 sq ft  
 Garage/Workshop = 108 sq m / 1,168 sq ft  
 Stores = 36 sq m / 383 sq ft  
 Total Area = 689 sq m / 7,412 sq ft



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577