



JAMES PYLE^{CO.}



Beech House, Richards Drive, Upper North Wraxall, Chippenham, SN14 7AZ

Individual detached house
 2 acres of gardens and paddock
 5 bedrooms, 3 bathrooms
 Desirable open plan kitchen/family room
 2 further reception rooms
 Double garage and room above
 Peaceful private setting
 Pretty hamlet surrounded by countryside
 20 minute drive from Bath and Bristol



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,650,000

Approximately 3,324 sq.ft excluding outbuilding

‘Occupying a private peaceful setting in a pretty hamlet close to Bath, this substantial detached house boasts 2 acres of garden and paddock land and a double garage’



The Property

Beech House is a substantial, individual detached house accompanied by 2 acres of garden and paddock land. Enjoying a peaceful position, the property lies within a small close of executive style country homes quietly located in the very pretty and rural hamlet of Upper Wraxall. Constructed around 14 years ago, the superb configuration offers generous room proportions ideal for family life enhanced further by the addition of a oak-finished garden room. Arranged over two floors, the accommodation extends in all to 3,324 sq.ft.

At the heart of the home lies the excellent kitchen/family room offering fashionable open plan living comprising a dining area, kitchen and the garden room. The country style fitted kitchen is equipped with an Aga, dishwasher, oven and microwave-combi

oven. The stunning garden room features underfloor heating and bi-fold doors spilling out to the garden. Across from the entrance hall, there is a dual-aspect living room filled with natural light and a cosy snug off. Completing the ground floor there is a side entrance lobby with built-in storage, a utility room, and downstairs WC.

Upstairs, there are five double bedrooms in all. The principal bedroom suite is a particular feature accompanied by a dressing room, full en-suite bathroom, and a balcony overlooking the grounds. Two of the bedrooms share a Jack and Jill style en-suite shower room, whilst there is also a family bathroom.

The property is approached through timber gates leading to a gravelled forecourt providing plenty of private parking. A double garage has a useful and versatile room above with the potential to be converted

into ancillary accommodation (subject to planning). The 2 acres of grounds are arranged to the rear of the house comprising a large formal garden and a paddock beyond with a small copse. The whole benefits from a great degree of privacy and adjoins open countryside for a lovely outlook. The adjacent farmland is owned by Dyson with excellent land management of only arable crops. The grounds and countryside surrounds afford an extraordinary amount of wonderful and diverse species of birdlife.

Situation

Upper Wraxall is an unspoilt, quiet rural hamlet with convenient networks to Bath and Bristol. Located just 1 mile away is the larger village of Marshfield which has an excellent array of amenities including a post office, convenience shop, two pubs, hairdressers and other independent stores.

Further facilities include a doctors surgery, primary school, pre-school, community centre and village hall. Marshfield also has an active sporting community with a tennis club, cricket club and playing fields with a skate park. Both within a 10 minutes drive are the towns of Chippenham and Corsham which offer a further range of facilities including excellent secondary schooling. Chippenham has a mainline train service to London Paddington in as fast as 63 minutes. The larger centres of Bath and Bristol are an easy 20 minute drive away. For the commuter, Junction 18 of the M4 is accessible within 10 minutes whilst both Bath and Bristol have mainline train stations. Horse racing can be found at Bath and the nearby famous Cotswold village of Castle Combe has a Peter Alliss designed 18-hole golf course, circuit track racing and a Michelin star restaurant.







Additional Information

We understand the property is Freehold with LPG heating, mains water and electricity. There is a shared sewage treatment plant. There are solar panels on a feed-in tariff, generating an income of around £2,500 for the last 12 months (paid quarterly). The access road is private and there is a residents management company with a service charge of c.£50 pcm contributing to any maintenance and the shared drainage costs. The property is located within the Cotswold Area of Outstanding Natural beauty and a Conservation Area. Superfast broadband is available and there is mobile phone coverage with some restrictions. Information take from the Ofcom mobile and broadband checker website, please see website for more information. Wiltshire Council Tax Band G.

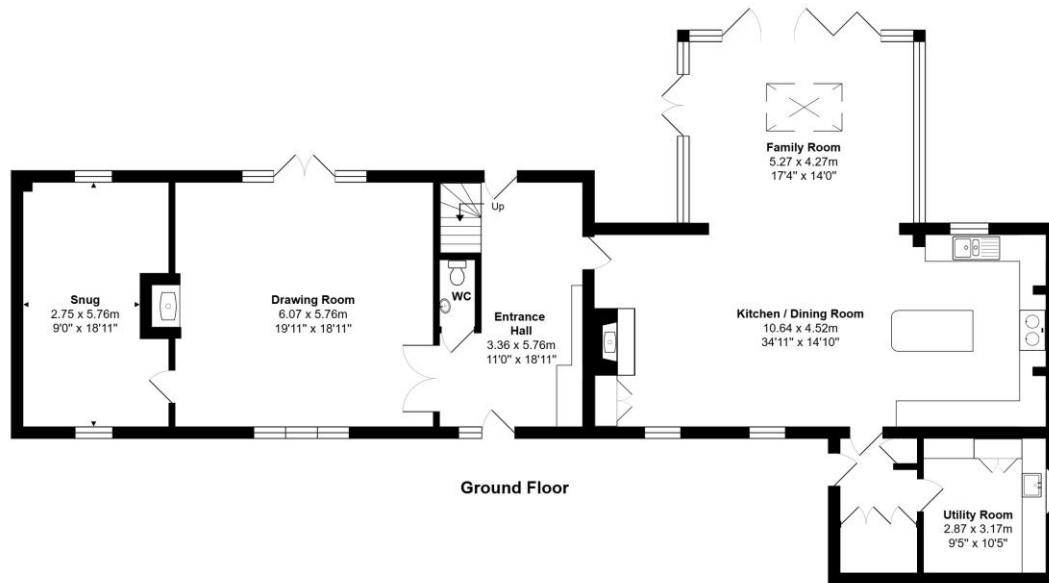
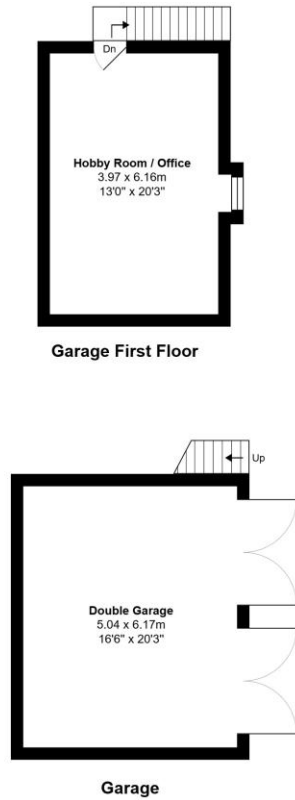
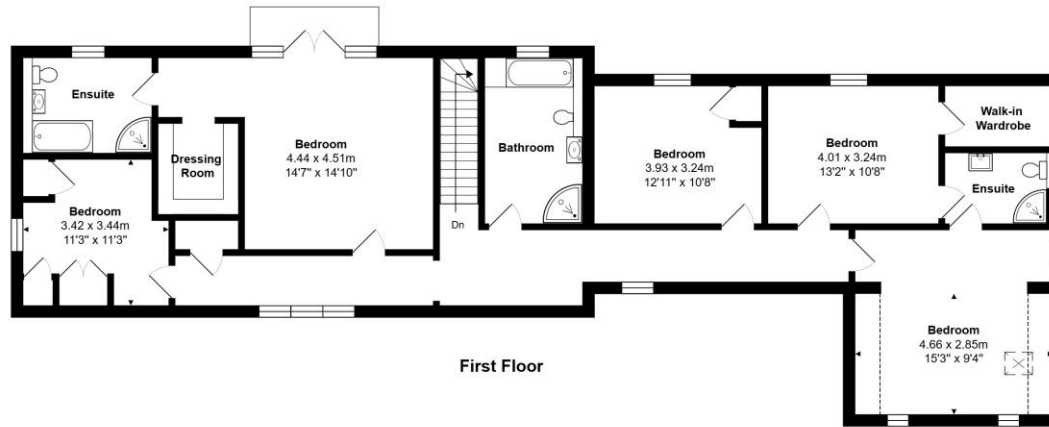
Directions

Enter Upper Wraxall from the A420, pass the green triangle, and take the left hand turn by the red postbox into Richards Drive. Bear left and follow the lane around to locate Beech House as the last property directly in front.

Postcode SN14 7AZ

What3words: ///salutes.brands.carefully

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



House Area: 308.8 m.sq ... 3324 sq.ft

Total Area: 364.6 m² ... 3925 ft²

All measurements are approximate and for display purposes only

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