



JAMES PYLE^{Co.}



2 Seagry Barn, Nables Farm Upper Seagry, Chippenham, SN15 5HB

Exceptional contemporary barn conversion
Fully integrated open plan kitchen/dining room
4 double bedrooms, 2 bathrooms
Beautiful rural setting
Electric car charging point



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Approximately 2,002 sq ft

£2,750 pcm

“An exceptional four-bedroom barn conversion nestled within an exclusive rural setting on the outskirts of Upper Seagry ”



The Property

DESCRIPTION 2 Seagry Barn is a middle terrace barn conversion in the grounds of Nables Farm, rurally located near the village of Upper Seagry. This impressive and superbly designed conversion has an exceptional contemporary finish with air source pump heating and an electric car charging port.

The light and airy open plan kitchen/living/dining room is accentuated by high ceilings and large windows with delightful views over the surrounding countryside. Downstairs there is also a utility room, WC and bedroom 4 would also makes a good home office. Upstairs is the master bedroom with en-suite shower room

and a walk-in dressing room. There are two further double bedrooms and a family bathroom.

Outside is a courtyard garden, off street parking including an electric car charging port.

SITUATION 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 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.

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 follow the road around to the left and park in front of Seagry Barns.

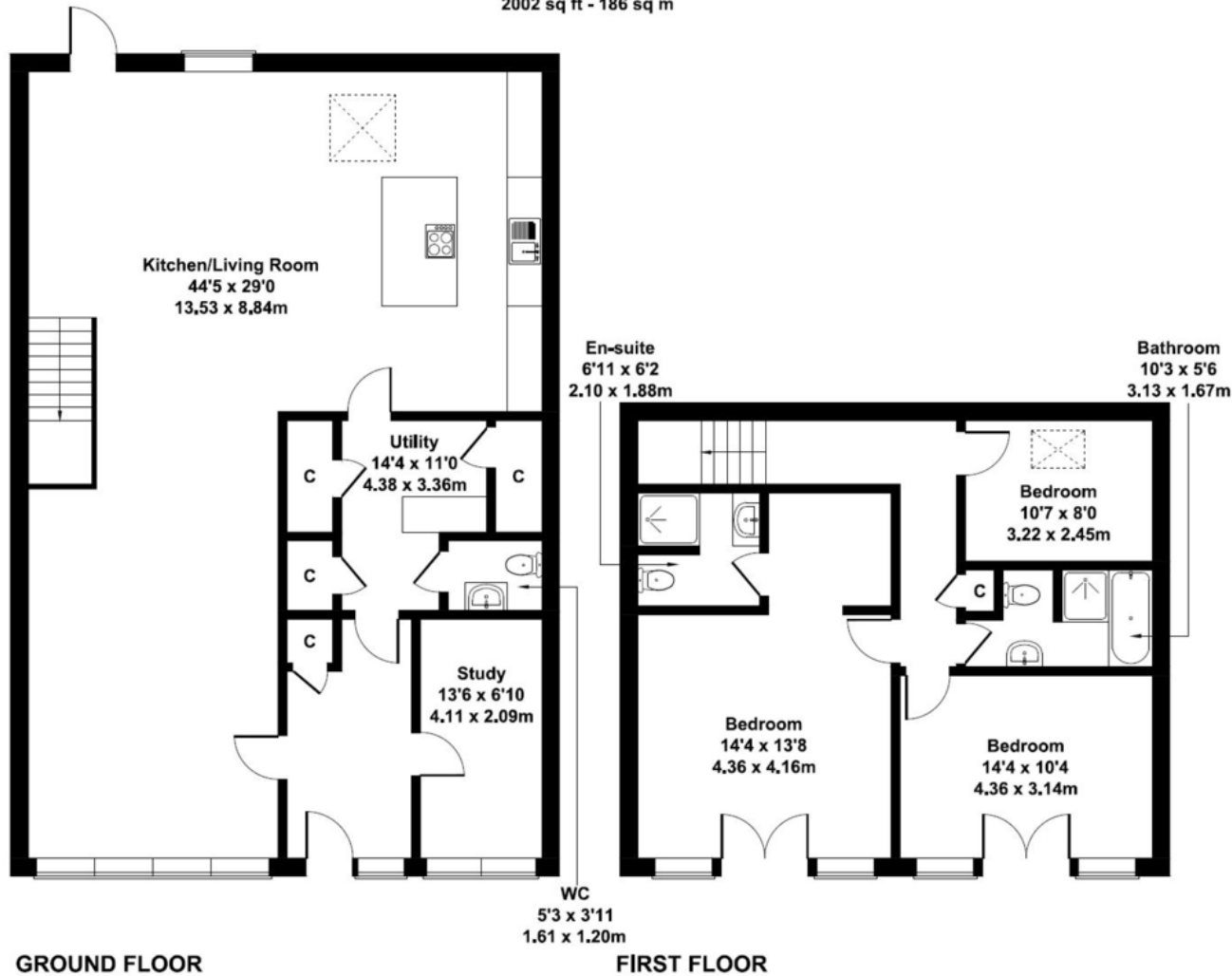
<https://w3w.co/pylons.snake.springing>

Council tax band E £2848
Wiltshire Council



2 Seagry Barn , Nables Farm , Scotland Hill , Upper Seagry , SN15 5HB

Approximate Gross Internal Area
2002 sq ft - 186 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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