



**2 The Hen House, Nables Farm, Scotland Hill, Upper Seagry,  
SN15 5HB**

**£1,550 pcm**

An outstanding two bedroom barn conversion nestled within an exclusive rural setting on the outskirts of Upper Seagry. Available either furnished or unfurnished £1550.

## The Property

**DESCRIPTION 2** 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 underfloor heating from an air source pump. 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 sizable double bedrooms, with ensuite bathrooms - both with digital power showers and one featuring a unique stone bathtub. To the exterior, there is a private patio area, surrounded by landscaped communal gardens (a gardener is included in rent).

**SITUATION** per 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, <https://w3w.co/founding.unable.surveyors>

### Local Authority

Wiltshire Council

### Council Tax

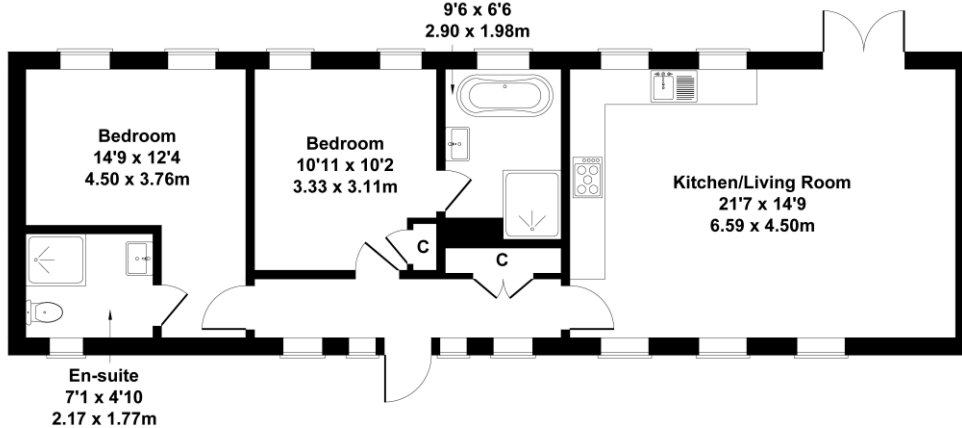
C £1,695

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 2 Hen House , Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB

Approximate Gross Internal Area  
783 sq ft - 73 sq m

En-suite  
9'6 x 6'6  
2.90 x 1.98m



Not to Scale. Produced by The Plan Portal 2023  
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