

richard  
james



***Richmond Barn***  
Hampton, Highworth, Wiltshire, SN6 7RL

Guide Price:  
**£2,000,000**





# *Architecturally designed luxury in the heart of Hampton, Wiltshire.*



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An architecturally designed home built in 2022, set within the tranquil hamlet of Hampton, moments from the rolling Cotswold landscapes. This extraordinary family home offers a perfect balance of traditional craftsmanship and contemporary luxury.

Finished to an exceptional specification throughout, it combines modern design sensibilities with the timeless appeal of rural living. Situated in a secluded position and approached via a private driveway, the property boasts a self-contained annexe, detached outbuilding, and beautifully landscaped grounds.

## *Key Features:*

- Approximately 6,000 sq ft of luxurious internal accommodation
- Four en-suite bedroom suites, including a standout principal suite with vaulted ceilings, dual en-suites and a dressing room
- 60ft open-plan living area with bespoke kitchen, featuring American Walnut and stone worktops
- Grand reception hall with sweeping staircase, exposed stone, and oak detailing
- Loft room ideal for use as a playroom, media space, or studio
- Ground source heating with underfloor heating
- Detached outbuilding currently used as a work-from-home space
- Self-contained annexe with separate rear access
- Freehold
- EPC Rating: B
- No onward chain



*Scan here*



## ***Bespoke Interiors.***

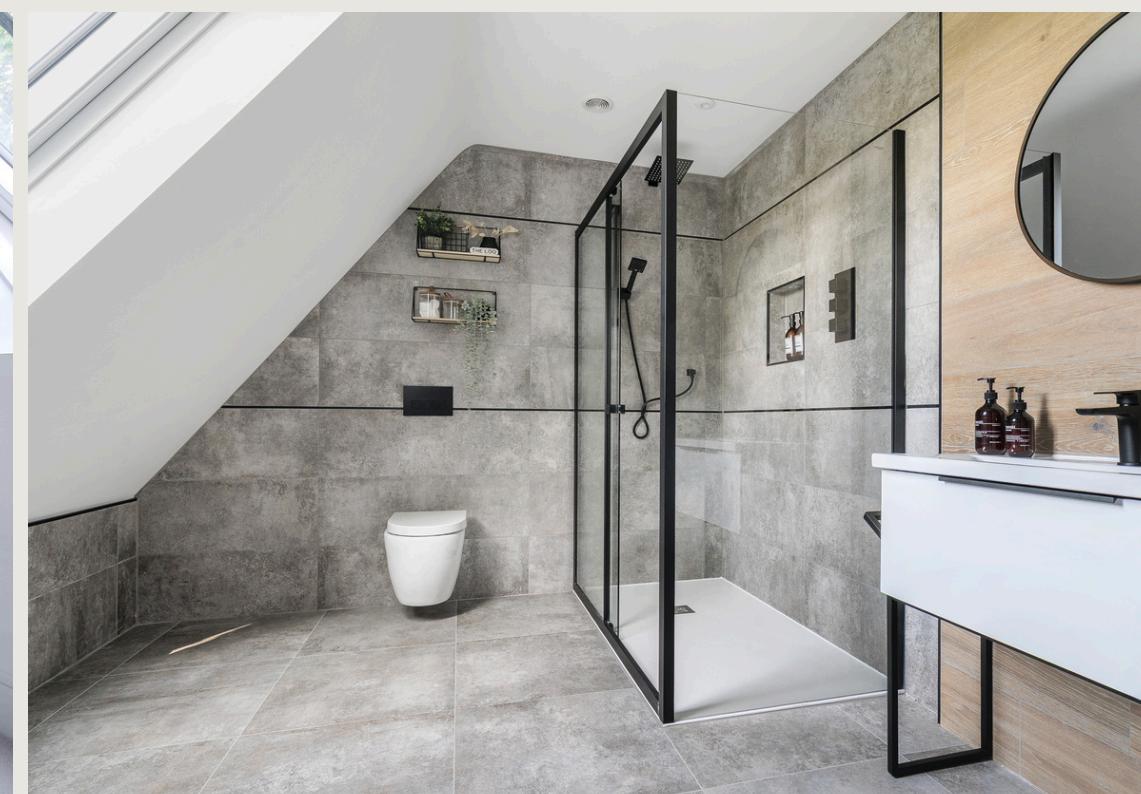
From the moment you enter the grand reception hall, the home impresses with its scale and detail - exposed stonework, oak lintels, and a sweeping staircase set a refined tone. At its heart is a spectacular 60ft open-plan living and dining space, centred around a bespoke kitchen with American Walnut and stone worktops - both stylish and practical for family life or entertaining. The ground floor also includes two further reception rooms and a spacious utility/boot room for everyday convenience.

Upstairs, a galleried landing leads to four luxurious bedroom suites, including an exceptional principal room with vaulted ceilings, exposed beams, dual en-suites, and a dressing room. A versatile loft room offers ideal space for a games room, studio, or playroom.











## ***Exquisite Outdoors.***

To the rear of the property, a fully self-contained annexe with private access offers a bedroom, modern kitchen, living area, and en-suite bathroom - ideal for guests, extended family, or a live-in nanny. A detached outbuilding, currently used as a work-from-home space, adds flexibility for remote working or hobbies. The home is set within a generous, secluded plot with a landscaped garden, perfect for outdoor entertaining, dining, or simply unwinding in privacy. A private drive provides ample parking and enhances the property's curb appeal.

Located in the desirable hamlet of Hampton, on the outskirts of Highworth, this exceptional home offers the tranquillity of rural living with convenient access to Marlborough, the Cotswolds, and a range of local amenities, top schools, and transport links, making it an ideal countryside retreat without compromise.





# *A peaceful and idyllic retreat on the edge of the Cotswolds.*

Nestled in the picturesque and highly sought-after hamlet of Hampton, this exceptional home offers the perfect blend of countryside serenity and modern convenience.

Just a short drive from the vibrant market town of Marlborough and the scenic Cotswolds, the location provides easy access to boutique shops, restaurants, and cultural attractions.

For commuters, the property enjoys excellent road connections via the A419, M4, and M5, ensuring easy travel to Oxford, Cheltenham, Bristol, Bath, and London. Rail links to London Paddington are available from nearby Swindon, Kemble, and Chippenham stations, making it an ideal base for those needing fast and reliable transport. Whether you're looking for a peaceful retreat or a well-connected family home, Hampton delivers an outstanding lifestyle in an idyllic rural setting.

 **Hampton, Highworth, Wiltshire, SN6 7RL**





 **Daylesford Organic**



 **Oxford City Centre**



 **Marlborough College**

## **Local Area & Lifestyle.**

Surrounded by some of the Cotswolds' most desirable destinations, it is within easy reach of the elegant market towns of Marlborough, Cirencester, and Burford, known for their boutique shopping, fine dining, and historic charm. The nearby Cotswold Water Park offers a wide range of outdoor pursuits, while Cotswold Wildlife Park and Daylesford Organic Farmshop & Spa provide luxury family outings and artisan experiences in beautiful surroundings. With the North Wessex Downs AONB and the Cotswolds on your doorstep, this location offers a refined rural lifestyle perfectly balanced with access to culture, nature, and understated luxury.

## **Travel & Connectivity.**

Perfectly positioned for both privacy and access, Hampton offers outstanding transport connections across the South of England. The nearby A419 provides quick routes to Cirencester (14 miles), Marlborough (18 miles), and direct access to both the M4 and M5, making Bath, Cheltenham, Oxford, and Bristol all easily reachable within an hour. For London commuters, fast mainline services to Paddington are available from Kemble (16 miles) and Chippenham (23 miles), both offering regular, reliable rail travel. Whether for business or leisure, this location is exceptionally well connected while maintaining its countryside charm.

## **Schools & Education.**

Hampton is surrounded by some of the region's most respected private schools. The renowned Marlborough College (20 miles) offers a world-class education in an historic setting, while Pinewood School (6 miles), St. Hugh's Prep in Faringdon (10 miles), and St. Francis Prep in Pewsey (22 miles) all provide outstanding options for younger pupils.

The area is ideal for families seeking access to high-quality, independent education within a peaceful, rural environment, yet within easy driving distance of these prestigious institutions.





Approximate Area = 5460 sq ft / 507.2 sq m (excludes store's)

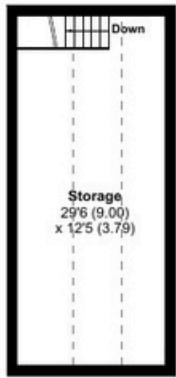
Limited Use Area(s) = 552 sq ft / 51.2 sq m

Annex = 527 sq ft / 48.9 sq m

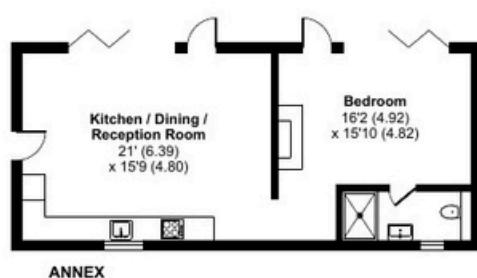
Outbuilding = 836 sq ft / 77.6 sq m

Total = 7375 sq ft / 685 sq m

For identification only - Not to scale



FIRST FLOOR OUTBUILDING

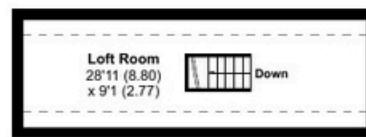


ANNEX



Store

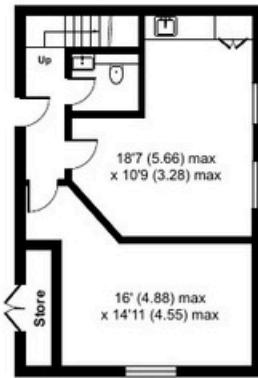
Denotes restricted head height



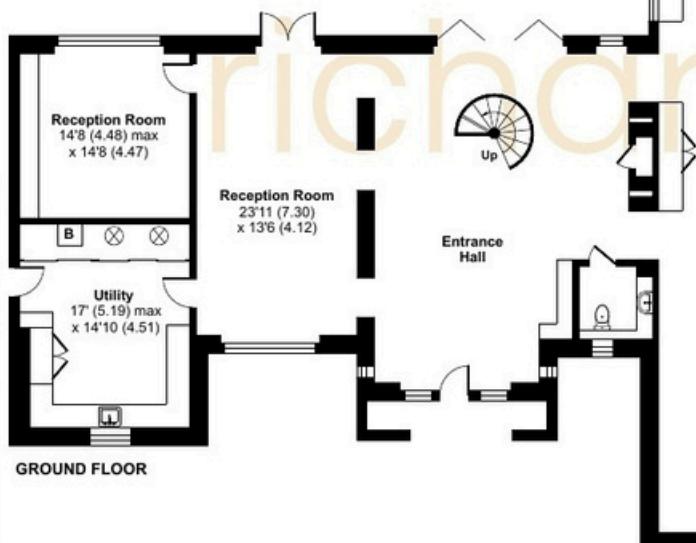
SECOND FLOOR



Dressing Room  
23'1 (7.04) max  
x 15'11 (4.85)



GROUND FLOOR OUTBUILDING



Entrance Hall



Kitchen /  
Dining /  
Reception Room  
5'9" (1.81) max  
x 22'5 (6.82) max



FIRST FLOOR





***We would be delighted to tell you more about this home.***

Contact us to arrange a private viewing and experience it for yourself.

**Chris Pomphrey**

Land & New Homes Director

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