



4 Bedroom
Barn Conversion
in Upper Seagry,
near Malmesbury

£2,800 PCM

2 Seagry Barn
Nables Farm
Chippenham
SN15 5HB



Victoria Allman
lettings

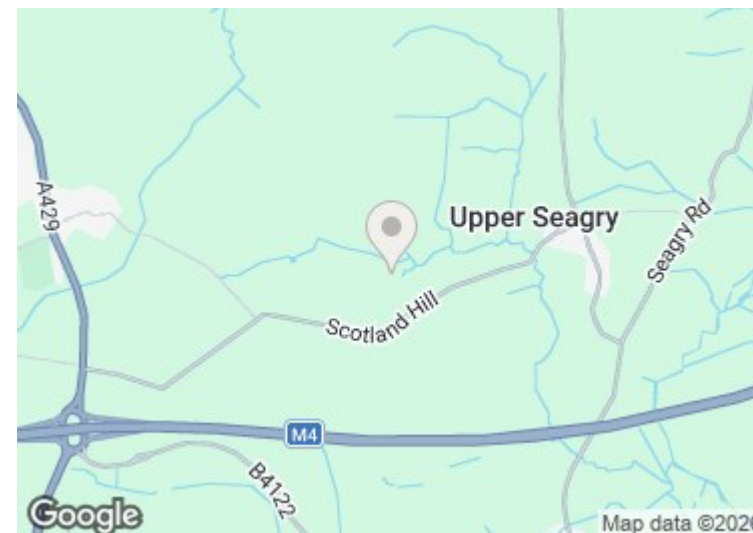
- Exceptional contemporary barn conversion
- Beautiful rural setting
- Fully integrated open-plan kitchen / living / dining room
- 4 bedrooms, 2 bathrooms
- Courtyard garden
- Electric car charger
- Off-street parking
- Council Tax Band E (Wiltshire)
- EPC Rating C
- Available to let unfurnished from mid-August

SUMMARY

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

This impressive home combines spacious and modern accommodation with rural charm. This is an ideal base for a family or professional couple who want to enjoy the fabulous country location whilst having great commuter access to the M4 motorway and mainline train stations.

Available unfurnished on a long-term let from mid-August.



DESCRIPTION

2 Seagry Barn is a middle terrace barn conversion in the grounds of Nables Farm - a beautiful and well-appointed rural development on the outskirts of the village of Upper Seagry. This superbly designed conversion has an exceptional contemporary finish as well as an air source heat pump, underfloor 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. The impressive kitchen is well-equipped with modern fitted units, integrated appliances, and an attractive island unit with breakfast bar. The downstairs accommodation also includes a handy utility room, a WC and bedroom 4 which would also make a great office for working from home. Upstairs is the master bedroom with a stylish en-suite shower room and a walk-in dressing room. There are two further double bedrooms and a well-presented family bathroom.

Outside is an established courtyard garden, and off-street parking for two cars which includes the electric car charger.

SITUATION

Upper Seagry is an attractive and well-regarded village in rural North Wiltshire, located in between Malmesbury and Chippenham. Surrounded by beautiful countryside, the village has a popular primary school, a busy pub and church. The neighbouring larger village of Great Somerford has a useful shop and post office, as well as a pub and primary school. The nearby historic market town of Malmesbury - recently named in The Sunday Times as 'The Best Place to Live in Southwest England' - offers numerous independent shops, pubs and restaurants as well as a Waitrose store and weekly farmers' market. Just five miles to the south is Chippenham, a large market town with a broad range of amenities, retail outlets, a community hospital, and train station. The nearby M4 motorway (J17) provides fast road access to Bath, Bristol, Swindon and beyond. Mainline rail services are available from Chippenham and Swindon to London Paddington in 60-70 minutes.



4



2



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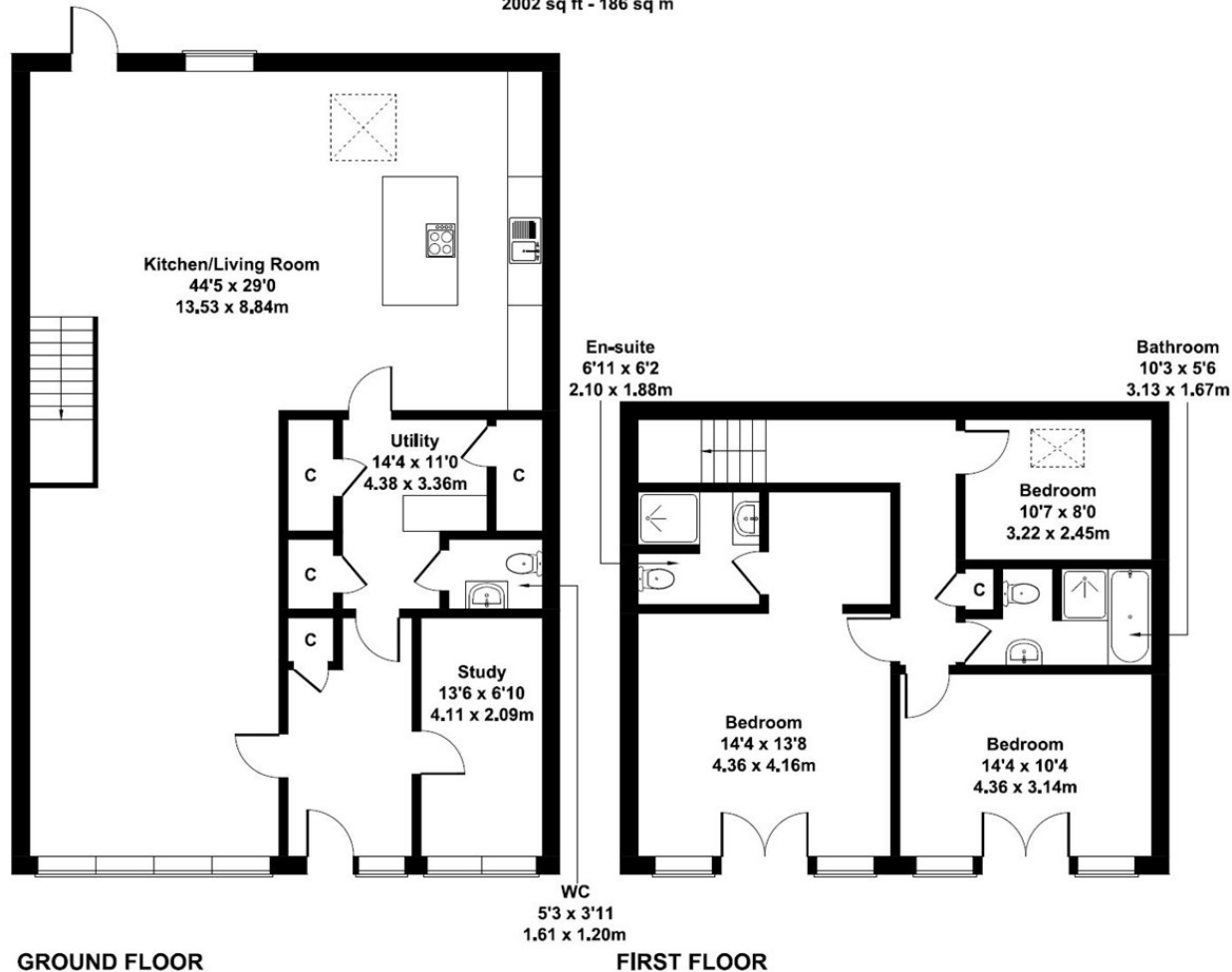


C



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
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DIRECTIONS

From M4 Junction 17 follow signs for the A429 towards Malmesbury and then take the first turning on the right. Follow this road for just over a mile and the entrance for Nables Farm is on the left. Proceed down the driveway and park in front of Seagry Barns.

Postcode: SN15 5HB

What3Words:
///pylons.snake.springing

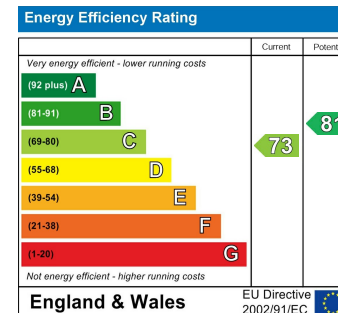
CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, a private borehole water supply, septic tank drainage, and oil fired central heating. Ultrafast broadband is available in this area through Gigaclear; mobile coverage is classed as good outdoor and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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