



## 2 Bedroom Barn Conversion in Knockdown

£1,450 PCM

The Dairy  
Warren Farm  
Knockdown  
Tetbury  
GL8 8QY



**Victoria Allman**  
lettings



- Single storey barn conversion
- 2 bedrooms, 2 bathrooms
- High specification open-plan kitchen / living room
- Courtyard garden
- Off-street parking
- Council Tax Band B (Wiltshire)
- EPC rating D
- Available early March
- Sorry, not suitable for pets

## DESCRIPTION

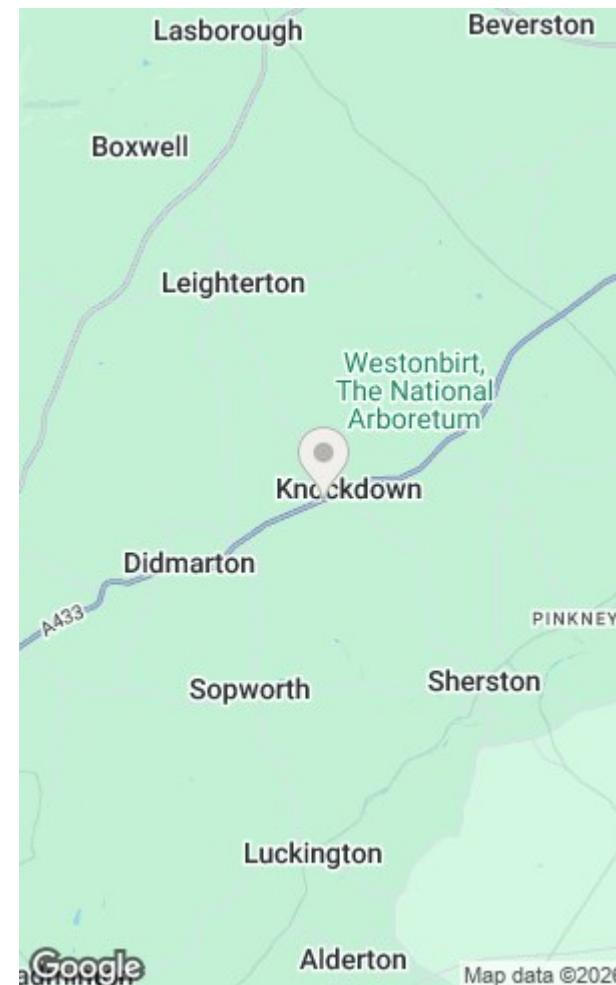
The Dairy is a beautifully presented two bedroom barn conversion in Knockdown, within striking distance of the popular village of Didmarton.

On entering the property there is a light and spacious open plan living room / kitchen with original character beams and an attractive stone-tiled floor. The kitchen is complete with stylish fitted units, integrated appliances and a breakfast bar. To the left of the living room is the master bedroom which has an ensuite bathroom with shower, and a walk-in wardrobe. To the right is a useful utility / lobby area which leads into the second bedroom and a bathroom.

Externally, the property offers a private courtyard garden and off-street parking.

## SITUATION

Knockdown is a small rural hamlet located on the edge of the Badminton Estate and about a mile from the famous Westonbirt Arboretum. There is a popular pub, The Holford Arms, just a few minutes walk from The Dairy, and a garage and store less than a mile away in Didmarton. The larger village of Sherston is in easy reach offering a broad range of facilities including a post office and general store, doctors' surgery, and the excellent Rattlebone pub, and the market towns of Tetbury and Malmesbury are just 15-20 minutes drive away. Knockdown is well located for commuters - junctions 17 & 18 of the M4 are within 15 minutes' drive providing easy access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.



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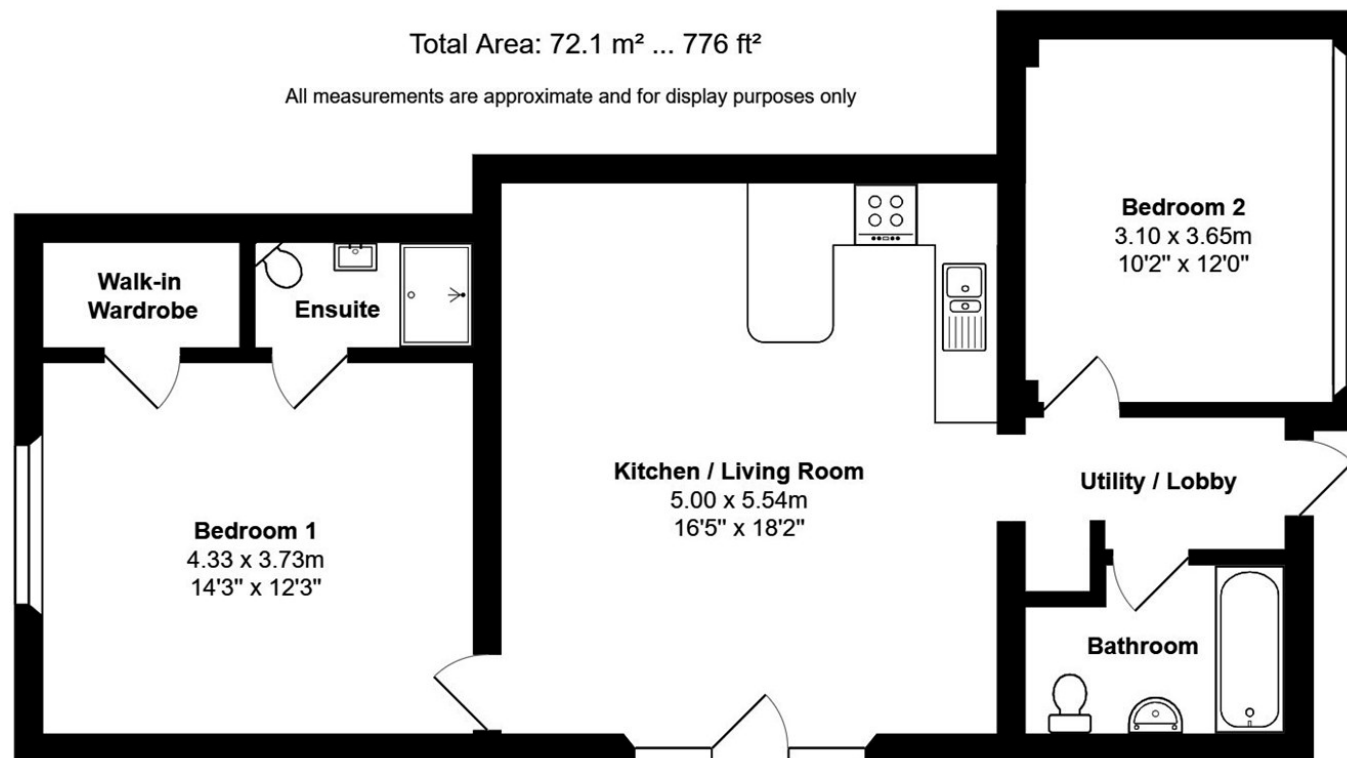


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## DIRECTIONS

Travelling southwest on the A433 from Tetbury, continue passed The Holford Arms public house in the direction of Didmarton. From The Holford Arms, take the fourth turning on the left into Warren Business Park. Continue down the drive and across the car park. Look out for the sign for The Dairy.

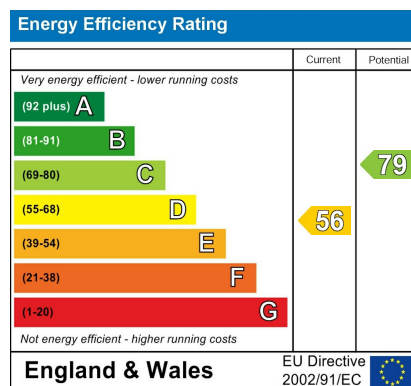
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## CONTACT

lettings@victoriaallman.co.uk  
01666 338866

[www.victoriaallman.co.uk](http://www.victoriaallman.co.uk)



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