



**Poplars Barn, Garsdon, Malmesbury, Wiltshire, SN16 9NW**



Impressive barn conversion  
Substantial accommodation  
5 bedrooms, 3 bathrooms  
Magnificent open plan configuration  
Plus 3 reception rooms  
Gated private parking and outbuildings  
Large wraparound garden of 0.63 acres  
Tranquil rural village setting  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,200,000**

Approximately 2,958 sq.ft



‘Set within a private gated plot of 0.63 acres, this impressive barn conversion offers substantial accommodation of over 2,950 sq.ft’

### The Property

Poplars Barn is a traditional 19th Century barn conversion nestled within the rural village of Garsdon, perfectly positioned for peace and quiet. Originally converted some 17 years ago, the current owners have made significant improvements to the accommodation undertaking remodelling and extending the ground floor to create generous, light and airy accommodation extending to around 2,958 sq.ft. The barn is accompanied by equally generous outside space sitting centrally within a secure 0.63 acre plot.

The ground floor layout centres around a magnificent open plan configuration with dual-aspect floor-to-ceiling glazed elevations and a galleried landing above. This rooms incorporates the kitchen/dining room and dining area. The kitchen is fitted with a superb range of white gloss units including a larder cupboard, integrated dishwasher, double oven and induction hob. To the side, there is a stylish living room with a fireplace framed by

shelving and dual-aspect patio doors either side. A converted wing has created two further reception rooms versatile for a range of needs, currently utilised as a home office and play room. Completing the ground floor, there is a rear conservatory, boot room, utility room and separate WC. Upstairs and on the first floor, there are three double bedrooms, one of which with a full en-suite bathroom, and a shower room. On the top floor there are two further double bedrooms, a dressing room/sixth bedroom, and a bathroom.

The property is tucked down a driveway and set behind double electric gates which open to a large gravelled forecourt providing parking for numerous vehicles. External storage is found in a former stable block complete with power and lighting comprising two large store rooms, one of which is currently used as a home gym. The large gardens wraparound the property creating a lovely private setting to enjoy and benefitting from the sun all day long. The grounds are laid mostly to lawn with beech hedging and a timber decked terrace.

### Situation

Garsdon is an unspoilt village with a church whilst the larger village of Lea is also only 1 mile away and has the popular 'Rose and Crown' pub, primary school, and active village hall. There are lovely walks amongst the surrounding countryside. Malmesbury is the nearest town (about 3 miles) and is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs, restaurants and cafes, there is also a new Aldi store, Waitrose store and a regular weekly Farmer's market. The town has an excellent choice of both primary and secondary schools and very good recreational and leisure facilities. The M4 motorway Junction 17 to the south provides fast road access to Bristol and the West Country while Junction 16 gives access to London. Main line rail services are available from Chippenham, Swindon and Kemble (Paddington in about 75 minutes).

### Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

### Directions

From the Malmesbury Budgens garage roundabout, head towards Minety and take the next immediate right into Milbourne. Follow the road through the village and continue along the lane towards Garsdon. Proceed over the crossroads into Garsdon. Pass the turning for Park Lane and then locate the driveway signed to Heath Farm on the right hand side and Poplars Barn is located on the right.

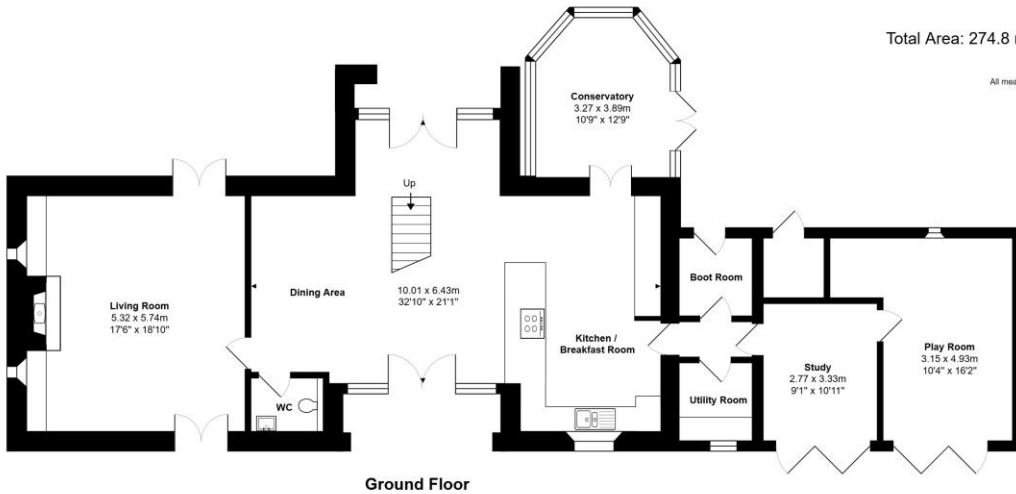
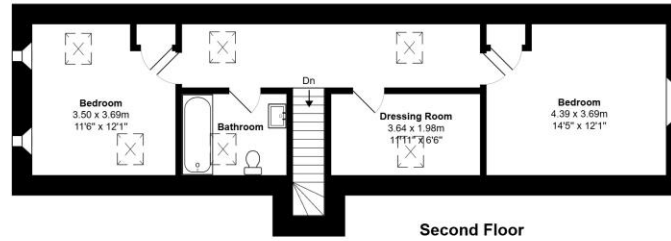
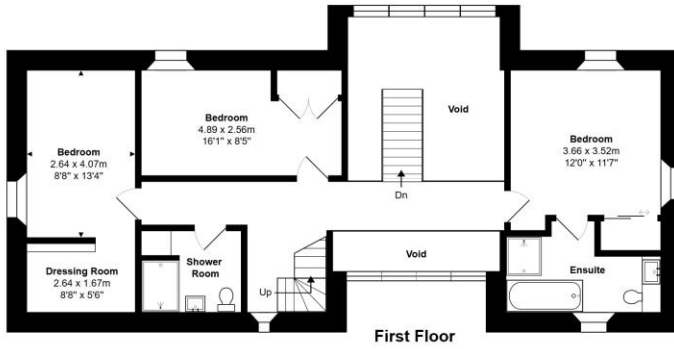
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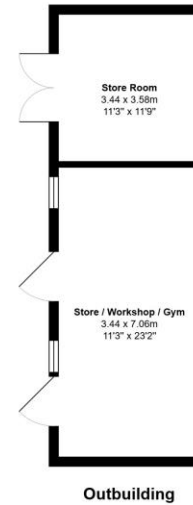






Total Area: 274.8 m<sup>2</sup> ... 2958 ft<sup>2</sup> (excluding void and outbuilding)

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	72
(55-68) <b>D</b>	
(39-54) <b>E</b>	47
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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