



Impressive stylish detached home
Quiet rural setting just 1 mile from amenities
Beautiful interior and high specification finish
4/5 bedrooms
3 bathrooms
Air source heat pump, underfloor heating and
PV panels
3.8 acres of private grounds
Equestrian facilities
Excellent outbuildings



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,550,000

Approximately 1,587 sq.ft excluding all outbuildings



‘Positioned down a quiet country lane, this unique property is very impressive boasting a stunning interior accompanied by 3.8 acres of private grounds’

The Property

Four Ashes is a unique and stunning property rurally located amongst quiet country lanes on the edge of the village of Marshfield and just 1 mile from the High Street. Completed in 2023, the house has been the subject of an impressive transformation extending and renovating the former modest property into a stylish and immaculate rural home ready to move straight into. The barn conversion is accompanied by 3.8 acres occupying a very private setting screened by mature high hedging.

Constructed with Cotswold stone and timber cladding elevations finished with aluminium glazed windows and doors, the U-shape design enjoys a south-westerly aspect overlooking its own grounds. The impressive accommodation extends to over 1,580 sq.ft. arranged over one storey and is warmed by underfloor heating throughout. At the heart of the home there is an open plan kitchen/dining room with a vaulted ceiling and bi-fold doors spilling out to the front terrace. The terrace has been designed as an 'inside-outside' reception area ideal for entertaining complete with a water feature as the focal point. The living room has a cosy wood-

burning stove and is dual-aspect through floor-to-ceiling windows and glazed external sliding doors. There are four double bedrooms and a versatile study/single fifth bedroom. Two of the bedrooms have en-suite shower rooms, whilst there is a family bathroom with a shower over the bath. The main bathroom and en-suite have been finished in a beautiful marble which accent the gold fittings. The property has been consciously designed for excellent efficiency to run benefitting from solar panels, air source heat pump and underfloor heating.

The property is exceptionally well-equipped for the equestrian or smallholder. Facilities include four paddocks, a floodlight 20m x 45x arena, two stables, a tack room and a hay store. In addition, there is a superb modern barn which offers substantial secure storage with racking storage, electric roller shutter doors and concrete floor. All of the outbuildings have power connections and there is an outside hot water tap. The property is entered through double electric gates opening to a large gravelled forecourt complete with an EV charging point.

Planning permission was granted in February 2023 (ref: P22/06191/HH) to construct a swimming pool with an outhouse in front of the property.

Situation

Ashwicke is a rural hamlet set amongst the Cotswold Area of Outstanding Natural Beauty just 7 miles from the centre of Bath. The neighbouring village of Marshfield is a large popular village boasting a picturesque High Street at the heart of it with a range of amenities including a post office, convenience shop, two pubs, hairdressers and other independent stores. Further facilities include a doctors surgery, primary school, pre-school, community centre and village hall. The village also has an active sporting community with a tennis club, cricket club and playing fields with a skate park. Both within a 10 minutes drive are the towns of Chippenham and Corsham which offer a further range of facilities including excellent secondary schooling. The larger centres of Bath and Bristol are an easy 20 minute drive away. For the commuter, Junction 18 of the M4 is accessible within 10 minutes whilst both Bath and Bristol have mainline train stations.

Additional Information

The property is Freehold with air source heat pump and underfloor heating, private drainage, mains water and electricity. There are PV panels providing electricity on a feed-in tariff and there is an air-conditioning system installed. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. South Gloucestershire Council Tax Band C.

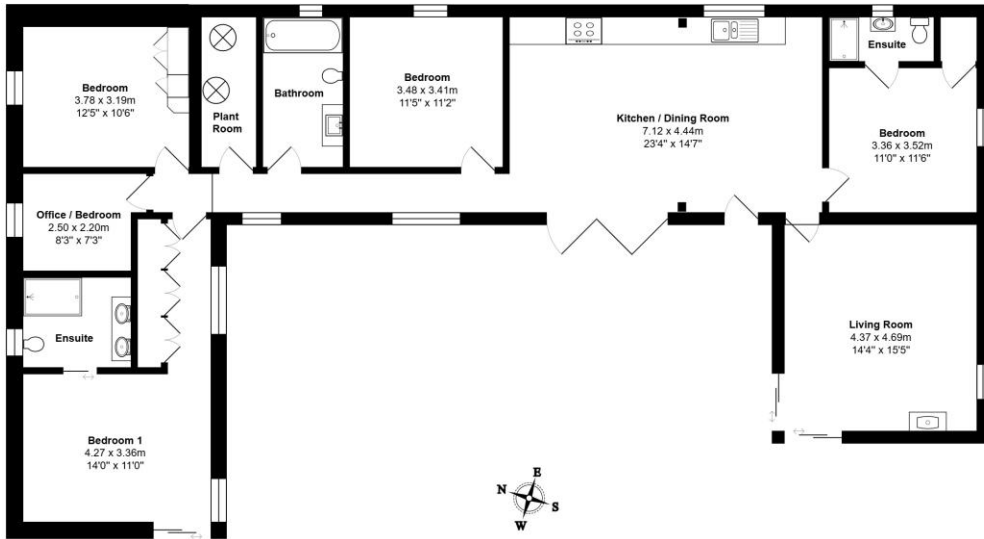
Directions

From Marshfield High Street, head west and take the last left hand turn onto St Martins Lane. Follow the lane out of Marshfield and continue towards Ashwicke. Pass the junction to Ayford Lane, and locate the entrance to the property shortly after on the right hand side.

Postcode SN14 8AD

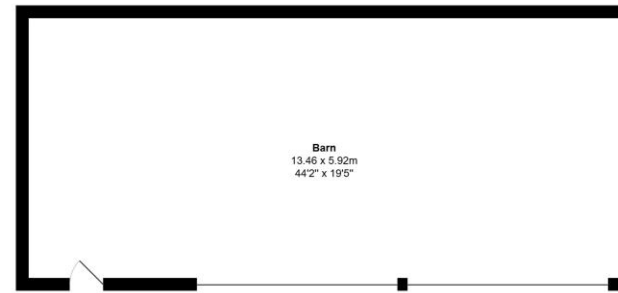
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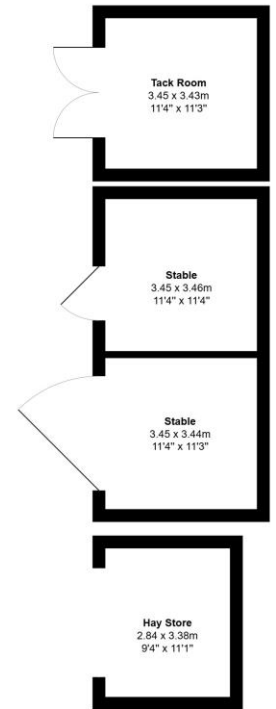
Total Area: 147.4 m² ... 1587 ft² (excluding outbuildings)

All measurements are approximate and for display purposes only



Outbuildings (1,351 sq.ft.)

Not shown in actual location.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	120
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		

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