

4 The Courtyard, Upper Seagry, Wiltshire, SN15 5JZ

Regency style house
Excellent ceiling height and proportions
Large south-facing garden
4 bedrooms, 2 bathrooms
2 reception rooms
Double garage and private parking
Pretty communal grounds
Sought-after village



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £635,000

Approximately 1,642 sq.ft excluding garage

‘An impressive Regency style house boasting superb proportions and ceiling height, coupled with a beautiful large south-facing garden’



The Property

This impressive Regency style house boasts a magnificent south-facing large garden and is situated within the popular village of Upper Seagry. A peaceful mews style setting, The Courtyard is a charming 1990s built collection of just 9 homes set around a picturesque water feature and accompanying communal gardens. Number 4 offers superb accommodation of over 1,640 sq.ft. filled with natural light accentuated from Georgian inspired room proportions, sash windows and high ceilings throughout.

The ground floor opens to an entrance hall with a study area and downstairs WC. The principal living area comprises two reception rooms and a kitchen/breakfast room. The drawing room is generously sized and has double doors connecting to the dining room. The kitchen with equipped with an integrated dishwasher, fridge, freezer and washing machine. On the first floor, there are four bedrooms all with fitted storage and a family bathroom with a separate shower and bath. The main bedroom mirrors the drawing room's proportions and benefits from a

newly updated en-suite bathroom stylishly fitted with a Heritage suite and marble effect finish.

The large gardens are a particular feature of the property and have been the subject of much devotion. Enjoying a sunny southerly aspect, the garden is principally arranged into two lawned areas and an adjoining walled seating terrace at the side, ideal for alfresco dining positioned next to the kitchen. The lawns are bound by vibrant well-stocked perennial borders and separated by a trellis with climbing roses. There is a lovely summerhouse which has power connected. In addition to the private garden, there are communal gardens to enjoy. The property has the benefit of a double garage with power connected and allocated private parking with EV charging. There is also visitor parking available. Other communally shared features include a bin store area and garden store.

Situation

Upper Seagry is an attractive and well-regarded village situated in rural North Wiltshire and has an excellent sense of community. The village has

a popular primary school, The New Inn pub, active village hall and Church. The nearby larger village of Great Somerford has a post office and shop, pub and primary school as well. The market towns of Malmesbury and Chippenham are both about 5 miles away with a further range of facilities and schooling. There are excellent sporting opportunities within the area with golf ranges at Bowood, Castle Combe and Minchinhampton, racing at Bath and Newbury whilst there is ample range of water sports available at the Cotswolds Water Park. The property is well located for the commuter, with train stations at Chippenham and Swindon having regular services to London Paddington, and junction 17 of the M4 is close by providing fantastic connections to Bath, Bristol, Swindon and London.

Additional Information

The property is Leasehold with a long lease of 999 years from 1 January 1996. There is a ground rent of £1 and an annual service charge of £2,400 which contributes to the maintenance of the communal grounds. The property has oil-fired

central heating, mains drainage, water and electricity. Ultrafast Fibre broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band F.

Directions

From Malmesbury, head south along the A429 then take the left hand turn into Grange Lane. Follow the road for 3 miles, passing through the village of Startley to enter Upper Seagry. Take the right hand turn by The New Inn onto Henn Lane and locate the entrance to The Courtyard on the right hand side.

Postcode SN15 5JZ

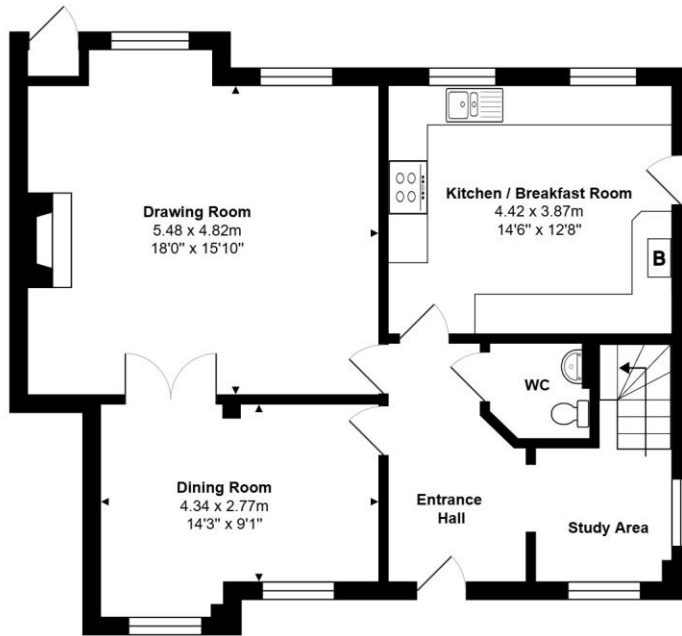
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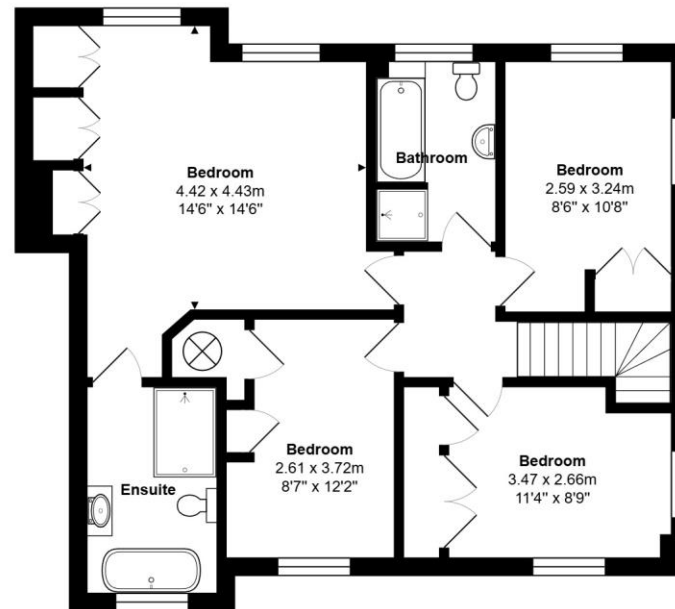


Total Area: 152.6 m² ... 1642 ft² (excluding double garage)

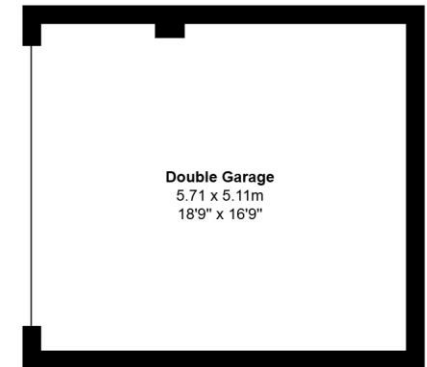
All measurements are approximate and for display purposes only



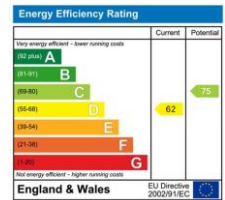
Ground Floor



First Floor



Not shown in actual location.



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