



Lowden Manor Barn, Lowden Hill, Chippenham, Wiltshire, SN15 2BX

Impressive Grade II Listed barn conversion
 Secluded position close to many amenities
 South-facing garden with home office
 4 double bedrooms
 Desirable kitchen/family room
 Living room with wood-burning stove
 Bathroom and en-suite
 Private gated parking and garage



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £995,000

Approximately 2,410 sq.ft excluding outbuildings

‘Hidden away within a secluded position in the heart of the town, this magnificent Grade II listed barn conversion offers generous 4 bedroom accommodation with a lovely south-facing garden’



The Property

Lowden Manor Barn is an impressive Grade II Listed barn conversion privately hidden with a well-established setting in the very heart of Chippenham. Formerly a barn belonging to the attached manor house, the property offers excellent proportions throughout coupled with a charming private garden.

Internally, the well-presented accommodation extends to around 2,410 sq.ft. arranged over two floors. The ground floor layout opens to an entrance hall with galleried landing above and a downstairs WC off. Featuring a cosy wood-burning stove, the dual-aspect living room is positioned at the rear with double doors leading out to the garden. At the heart of the home there is a superb kitchen/family room with a characterful timber beamed ceiling. The traditional country style kitchen is complete with an Aga. There is a useful large utility room with side access. The first floor boasts magnificent high vaulted ceilings.

There are four good-sized double bedrooms. The main bedroom has a fantastic walk-in wardrobe and en-suite shower room. The modern family bathroom is equipped with a shower over the bath.

Positioned at the far end of a long driveway, Lowden Manor Barn is entered through a timber-gate to a private parking forecourt for several vehicles in front of a single garage. The garden is positioned to the south of the barn and has an excellent degree of privacy screened by mature trees. Within the garden there is a home office which is insulated with power and lighting.

Situation

The property is discreetly located in the very heart of Chippenham and within walking distance of the town centre, its many amenities and 15 minutes walk from the station train station. Chippenham offers a comprehensive range of shopping, schooling

and leisure amenities many of which are within easy walking distance. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region. The historic market town of Malmesbury is 10 miles away. Chippenham has excellent communication links with access to the M4 motorway Junction 17 within 4 miles providing easy access to London, Bath, Bristol and Swindon. The mainline station is within 15 minutes walking distance to the property and has hourly services to London Paddington (c.70 minutes). There is horse racing at Bath and various golf clubs around the town.

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The drive approach is owned by neighbouring properties and the property has rights of way across it. The property is located within a Conservation Area. Ultrafast

broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please see the website for more information. Wiltshire Council Tax Band F.

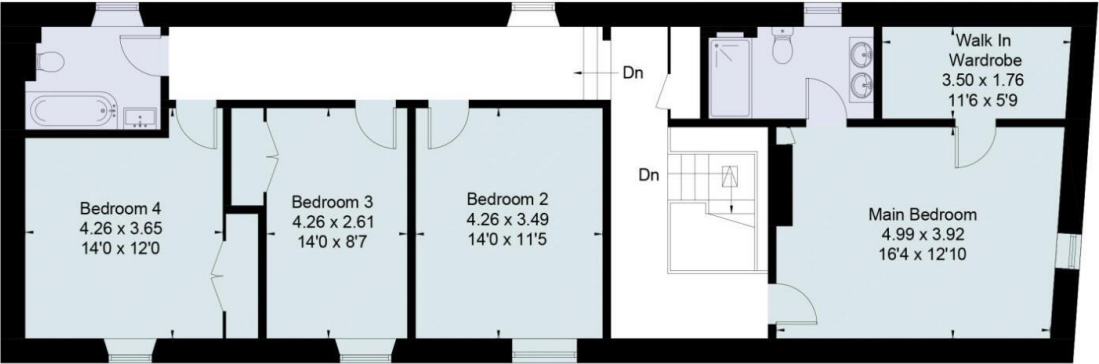
Directions

From the town centre by the station, follow the A420 south. Take the right hand exit on the large roundabout onto Bath Road and then take the immediate first right onto Lowden Hill. Before the bridge, take the left hand drive and proceed through the pillars. The property is the very last property down the drive in the far left hand corner.

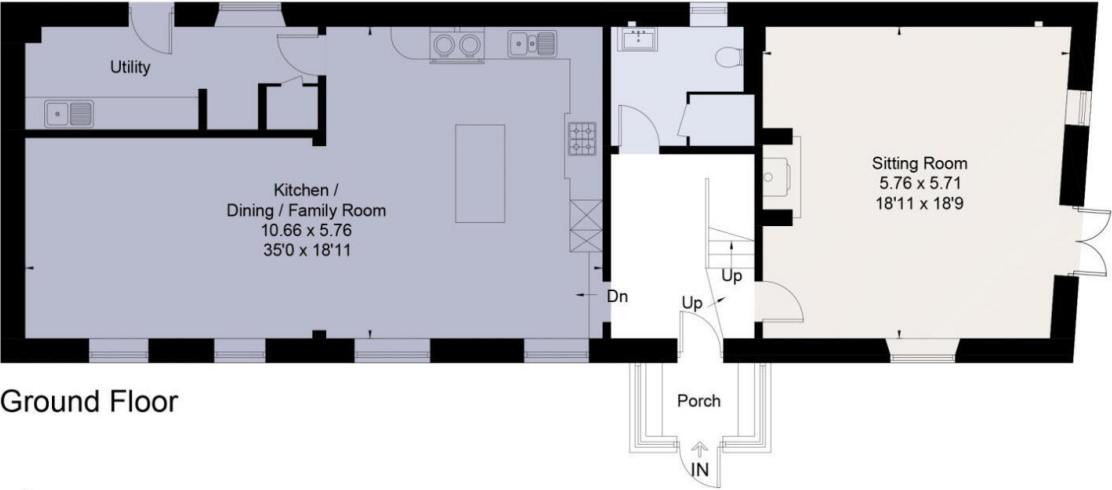
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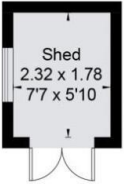
Approximate Floor Area = 223.9 sq m / 2410 sq ft
Garage = 21.2 sq m / 228 sq ft
Home Office = 12.5 sq m / 134 sq ft
Total = 257.6 sq m / 2772 sq ft (Excluding Shed)



First Floor



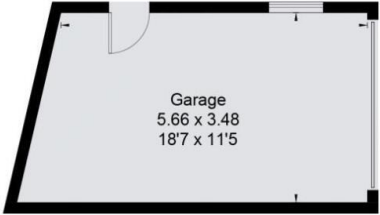
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79232

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