



11 BARN END, MARSHFIELD, GLOUCESTERSHIRE, SN14 8PE

- Bath 9 miles
- Chippenham 9 miles (London Paddington from 75 minutes)
- M4 J18 3.5 miles

Reception hall • Living room • Open plan kitchen/dining/family room • Study • Utility room • Main bedroom with en suite shower room • Four further bedrooms, one with en suite shower room • Family bathroom • Large west facing garden • Ample parking area • EPC rating C

DESCRIPTION

Having recently undergone an extensive programme of works, including a large extension to the rear and conversion of the roof space, this property is effectively a new house within a modern exterior. Of note is the open plan kitchen/dining/family room spanning the entire width of the rear of the house with wall to wall bi-fold doors opening directly onto the garden. This has created a superb heart to the house and an excellent entertaining space. A comprehensive newly fitted kitchen with central island unit is flooded with light from the three lantern lights in the ceiling and the entire room is laid with oak boards. At the front of the house is a large living room and the far side of the welcoming reception hall is a study and fitted utility room. The first floor offers four double bedrooms, one of which benefits from an en suite shower room, and a family bathroom, whilst the main bedroom spans the entire top floor and also boasts an en suite shower room.

The front gravel driveway provides ample parking for three to four cars and pedestrian access around both sides leads to the level west facing garden. The rear garden backs onto neighbouring woodland, creating a very private setting with a large patio leading onto a grass lawn with shrub borders.

A BEAUTIFULLY REFURBISHED AND EXTENDED DETACHED MODERN FAMILY HOME SET AT THE END OF A QUIET CUL DE SAC IN THIS HIGHLY SOUGHT AFTER SOUTH COTSWOLD VILLAGE.



SITUATION

The house is brilliantly positioned, being at the end of a quiet residential cul de sac off a quiet lane that leads to the village High Street. Marshfield has a useful range of amenities to include a butchers, post office, shop, school and two pubs. The roman city of Bath internationally renowned for its cultural and leisure facilities is 9 miles away with a wide range of shopping, restaurants, premiership rugby and architectural interests. The local centre of Chippenham has a good range of shops and facilities and an intercity train service to London (Paddington) from 75 minutes. The areas major centres of Bath, Bristol, Cheltenham and Swindon all lay within a 30 mile radius. The M4 provides access to Bristol and the M5 to the west and Swindon and London to the east.

ADDITIONAL INFORMATION

Tenure: Freehold

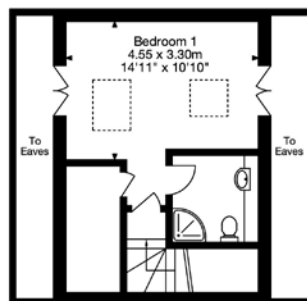
Services: All mains services are connected.

Council Tax Band: E

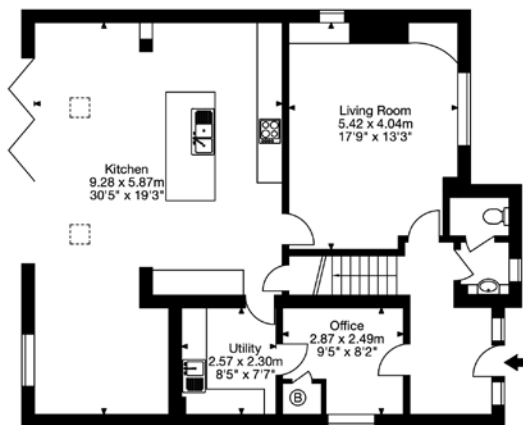
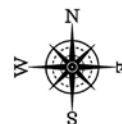
Directions: From Bath proceed East on the A4 London Road and then head North on the A46 towards the M4. At the roundabout take the right turning towards Chippenham on the A420. Marshfield is located a couple of miles along this road and take the first tuning signposted to the village. Proceed through the village and continue along passing The Lord Nelson Pub on the right and after sweeping around to the right the cul de sac is on the right.



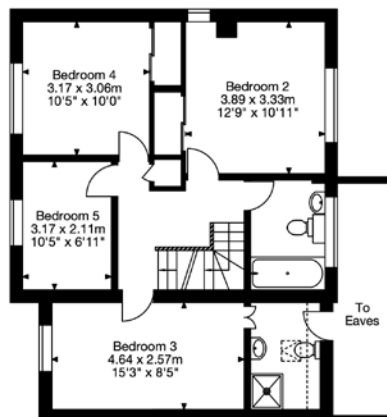
11 Barn End,
Marshfield,
Chippenham SN14 8PE
Approx. Gross Internal Area
2077 Sq Ft - 193 Sq M



Second Floor



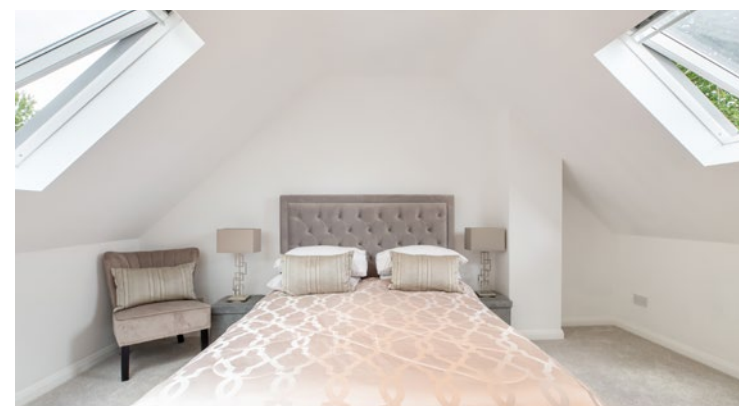
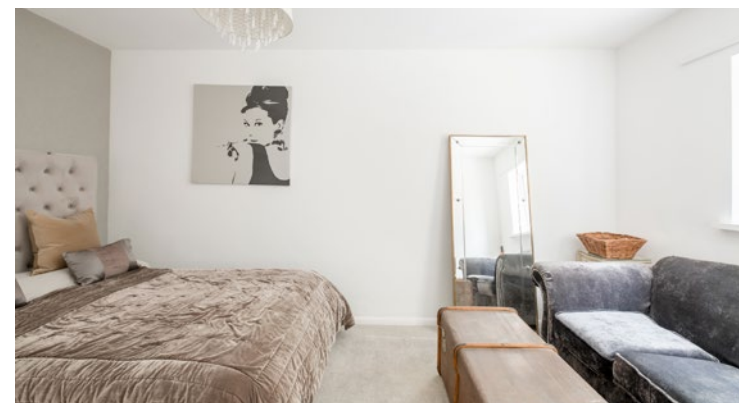
Ground Floor



First Floor

Capture Property Marketing 2021. Drawn to RICS guidelines.
All measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.



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