



JAMES PYLE<sup>®</sup> & CO.



**Manor Barn, Foxley, Malmesbury, Wiltshire, SN16 0JJ**



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,500,000**

Approximately 4,480 sq.ft.



- Substantial period barn conversion
- 5/6 bedrooms
- Triple aspect living room with fireplace, formal dining room and study
- Conservatory/dining room with underfloor heating
- Bespoke Neptune kitchen with electric Aga
- 2 en-suites, shower room and 2 downstairs WCs
- Double carport garage with workshop
- Formal garden and small paddock
- Views over the surrounding countryside

‘Rurally located within a quiet hamlet close to Malmesbury, a characterful and substantial barn conversion with over 4,400 sq.ft and grounds of 0.40 acres’

**The Property**

Manor Barn is a substantial barn conversion situated within the highly desirable and rarely available hamlet of Foxley, located just 2 miles from Malmesbury. Converted in the 1980s, the barn showcases a plethora of charm and character combined with excellent room proportions and good-ceiling height. Externally, it is set within a good sized plot of 0.40 acres incorporating a formal garden and small paddock.

The elegant accommodation spans three floors extending to some 4,480 sq.ft. The ground floor configuration flows superbly from room to room comprising two principal reception rooms, a kitchen/breakfast room and adjoining conservatory/dining room. The Aga kitchen boasts an extensive range of bespoke Neptune fitted units around a central breakfast bar and has an adjoining matching large utility/boot room. The conservatory has underfloor heating and overlooks the pretty gardens. The triple-aspect living room has a large brick fireplace with open fire inset. Off the galleried entrance

hall, there is a formal dining room and study. Completing the ground floor there are two WCs. On the first floor, there are five bedrooms, two of which with en-suite bathrooms, and a shower room. A secondary staircase from the utility room leads to two of the bedrooms and shower room providing the potential for a self-contained wing with its own access. A top floor attic room offers further bedroom space or hobby rooms.

Manor Barn is approached over a gravelled driveway through double metal gates leading up to a double carport with adjoining workshop. The gardens are arranged to the rear of the property with the formal garden landscaped with a patio terrace bound by box hedging, a large lawn, vibrant flower bed and further stone seating terrace. A gate opens to the small paddock which has a vegetable garden to the side.

**Situation**

The property is located on the rural edge of the highly sought after hamlet of Foxley within the

Cotswold Area of Outstanding Natural Beauty, situated just 2 miles from the market town of Malmesbury and 3 miles from the popular village of Sherston whilst the renowned Vine Tree public house at Norton is within walking distance. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town 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 and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

**Tenure & Services**

We understand the property is Freehold with oil fired central heating, private drainage, water and electricity.

**Directions**

From Malmesbury town centre, head along Bristol Road and take the first left into Dark Lane and follow the bend around to the left into Foxley Road. Continue for about 2.5 miles to Foxley village, pass the green and continue towards Sherston. Locate the property as the last house on the left hand side. Postcode SN16 0JJ. What3Words ///inhales.tutorial.treetop

**Local Authority**

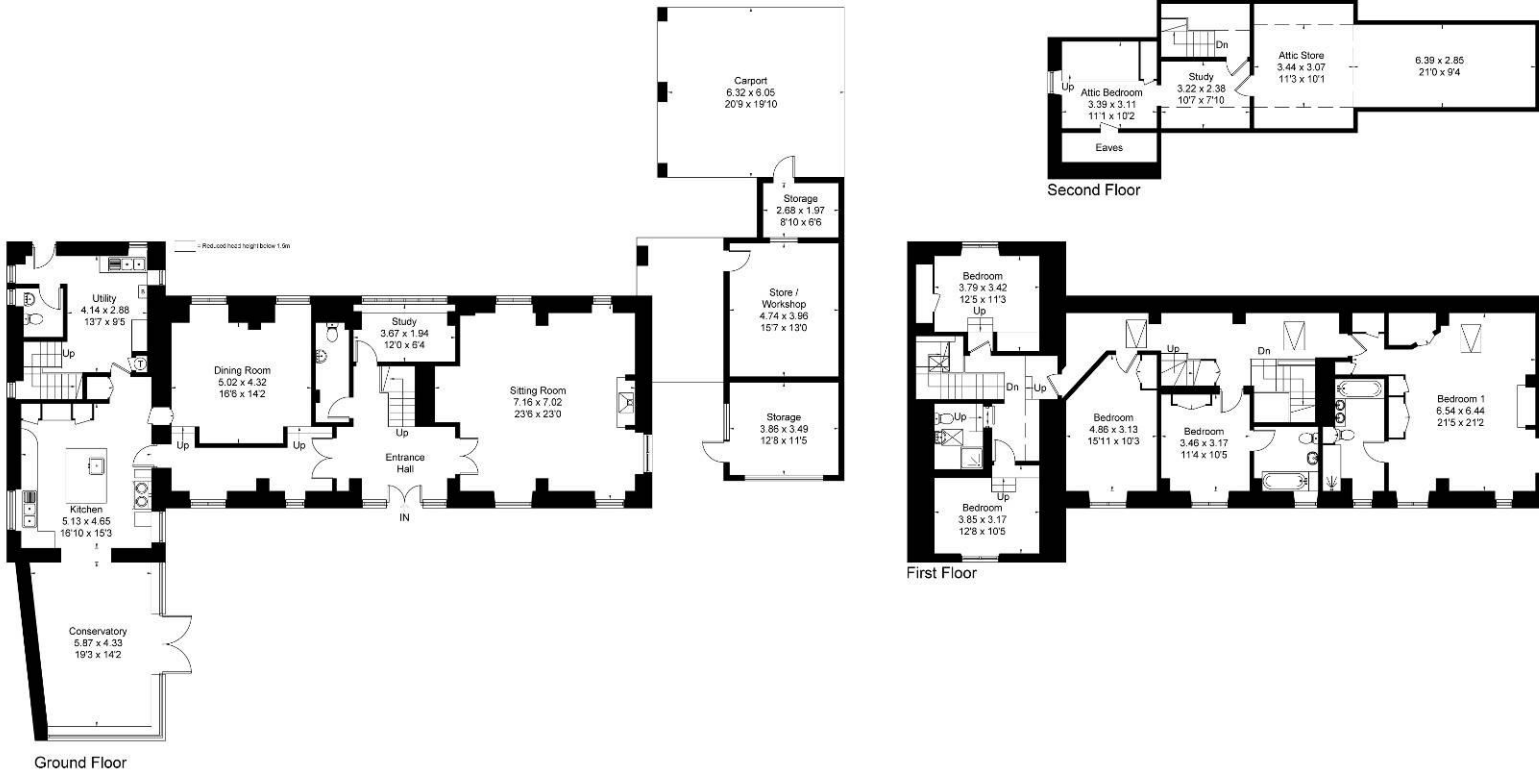
Wiltshire Council

**Council Tax Band**

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Approximate Area = 416.2 sq m / 4480 sq ft  
 Outbuildings = 36.7 sq m / 395 sq ft  
 Total = 452.9 sq m / 4875 sq ft  
 (Excluding Carport)  
 Including Limited Use Area (34.1 sq m / 367 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 312011

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