



Sevington Farm, Sevington, Grittleton, Chippenham, Wiltshire, SN14 7LD

Substantial Grade II Listed Farmhouse
Planning permission to convert
outbuildings
6 Bedrooms, 3 Bathrooms
Four Receptions
Aga Kitchen/Breakfast Room
Period Character Throughout
Large Gardens & Paddock
Ample Parking
Rural setting

Approximately 3.5 acres
Approximately 5,456 sq ft

‘Set within the rural hamlet of Sevington, a handsome and substantial Grade II Listed period farmhouse together with some 3.5 acres of grounds and paddocks, plus planning permission to create a holiday let’

The Property

Sevington Farm is a handsome Grade II listed period farmhouse set within 3.5 acres of grounds and pastureland. The farmhouse dates to the 18th Century once belonging to the Neeld Estate, today it offers substantial well-presented family accommodation arranged over two principal floors and extending in all to 3,859 sq.ft. The property has been thoughtfully restored over the years retaining much of the impressive character features including flagstone flooring, traditional fireplaces and exposed beams.

The ground floor comprises of four principal reception rooms and a kitchen/breakfast room. The magnificent dual aspect living room has an inglenook fireplace with wood burning stove inset. Two further receptions include the charming sitting room and a family room, both also with fireplaces, whilst the dining room has flagged stone flooring with


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Price Guide: £1,350,000

access to the garden and a rear boot room off. The large farmhouse kitchen/breakfast room has an Aga and fitted units with granite worksurfaces arranged around a central island with a ceramic hob, off which is a utility/boiler room.

On the first floor, both the excellent master and second bedroom have en-suites and built in wardrobes. There are four further bedrooms and a family bathroom which has a separate shower and roll top bath. Steps lead up to a top floor with a large useful attic providing potential for further accommodation if required.

Externally, the property is entered through an electric five-bar gate to the side following a gravelled drive to a large parking area for numerous vehicles. At the rear is a range of stone outbuildings adjoining the farmhouse which have planning consent to be converted into a one-bedroom holiday let.



The gardens are predominantly arranged to the east side of the farmhouse laid to lawn with a small orchard, whilst there is a further lawn garden off the living room. The large paddock extends to 2.7 acres whilst a further paddock opposite the farmhouse extends to 0.31 acres.

Situation

Sevington is a pretty hamlet situated between Grittleton and Yatton Keynell. The popular village of Grittleton has amenities including The Neeld Arms public house, Church, tennis and cricket clubs. Yatton Keynell is an excellent and sought-after village located on the edge of the Cotswolds within a Conservation area. The village has a range of amenities including a Post Office & village shop, doctor's surgery, two churches, village hall, The Bell Inn pub and a C of E Primary School. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and Golf

Club. The market town of Chippenham is only 4 miles away for a further range of facilities, and both Bath and Bristol are within a 30 minutes' drive. There are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Directions

From Grittleton crossroads by Grittleton House, head south towards Yatton Keynell. Pass over the bridge and take the left hand turn at the crossroads. Proceed into Sevington and locate the property on the left hand side. Sat nav postcode SN14 7LD

Local Authority

Wiltshire Council

Council Tax Band
G £3,035.80





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