

Coxes Hill Barn

Lower North Wraxall, Wiltshire



An attractive detached Grade II listed five bedroom family home, in a tucked away position.

Marshfield 2.5 miles, M4 (J18) 3 miles, Corsham 8 miles, Chippenham 9 miles, Bath 10.5 miles
(All distances are approximate).



Summary of accommodation

The House

Ground Floor: Entrance hall | Living room | Garden room | Dining room | Kitchen/breakfast room
Utility room | Cloakroom
First Floor: Principal bedroom en suite shower room | 2 double bedrooms | Single bedroom | Bathroom
Second Floor: Double bedroom | Office/playroom

Outside

Tiered gardens | Summerhouse & store | Greenhouse | Parking
In all approximately 0.61 acres



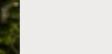
Situation

(Distances and times are approximate)

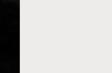
The property is situated in the pretty hamlet of Lower North Wootton in the Cotswolds Area of Natural Beauty.



Marshfield, Corsham and Chippenham offer day to day amenities, whilst Bath provides a wider range of restaurants, shops and activities. The quintessential Cotswold village of Castle Combe which was recently voted the prettiest place in Great Britain, and Lulworth Park Hotel & Spa with its Michelin Star restaurant and equestrian centre are both a short drive away.



There is a good pre-school within walking distance, and Bath has an excellent selection of schools to include Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Also within easy reach are Sheldon School, Cedar House, Stourhead and St Mary's C of E.



The property is well placed for commuting with easy access to the M4 and the wider motorway network.



High speed rail links are available from Chippenham to London Paddington a journey time of 70 minutes.



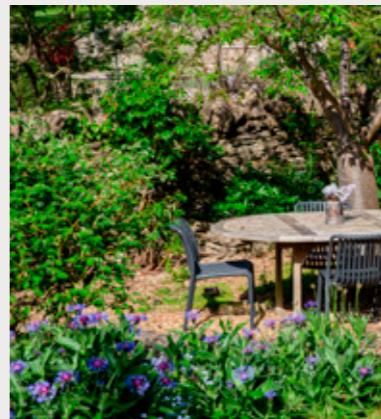
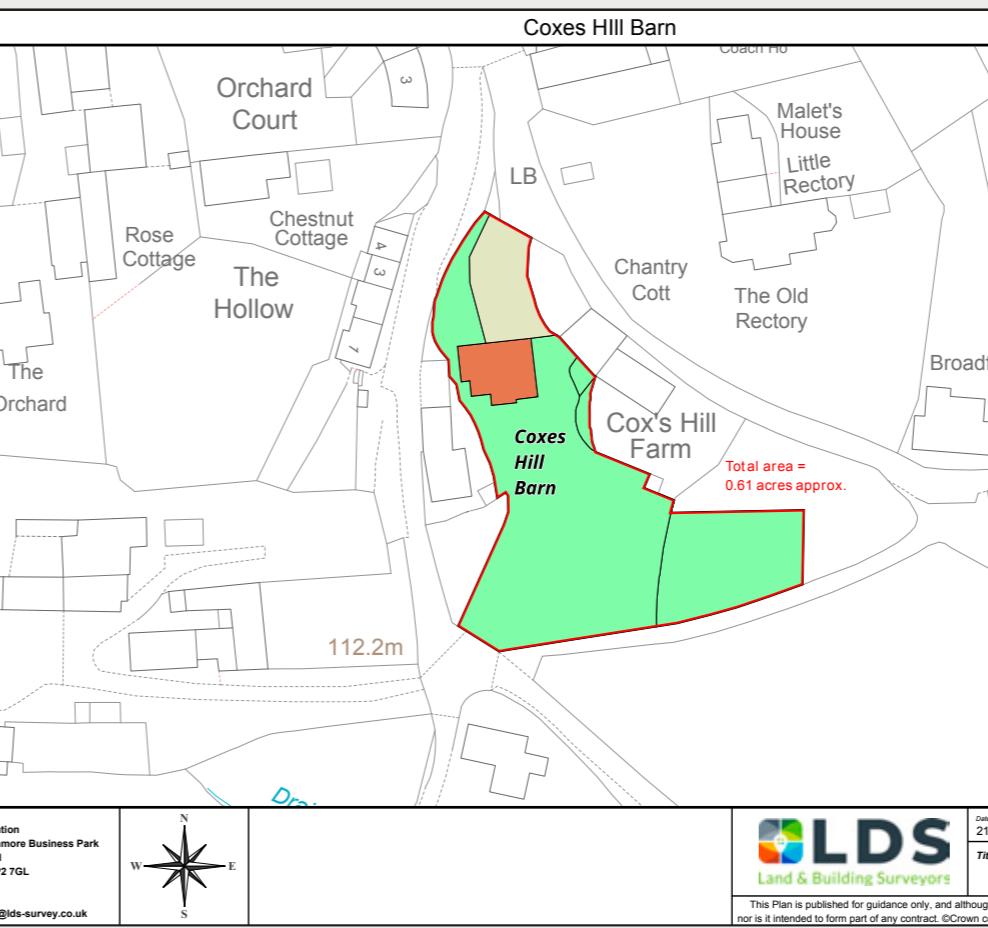
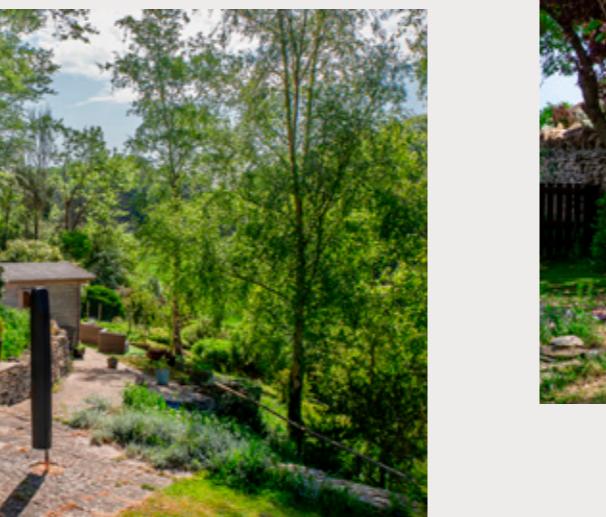
The House

Coxes Hill Barn offers well presented accommodation throughout, which is arranged over three floors.

From the light and airy entrance hall is the impressive living room with woodburner and two sets of double doors leading out to the terrace and garden, the dining room, and the kitchen/breakfast room, which leads through to the gorgeous oak and glass garden room with feature exposed stone wall and double doors out to the garden. Also on this floor is the utility room and a cloakroom.

On the first floor is the spacious principal bedroom with en suite shower room, two double bedrooms, a single bedroom and the family bathroom.

The second floor comprises a double bedroom and office/playroom which spans the width of the barn, a perfect space for children/teenagers.



Outside

The property is approached through double wrought iron gates onto a private driveway where there is plentiful parking for a number of vehicles.

Externally the south facing gardens are tiered and comprise lawns, kitchen garden, a gazebo, entertaining terrace with a small pond and a walled area on the lower sections.

There is also a summerhouse with a store and a greenhouse.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Central heating.

Local Authority: Wiltshire Council wiltshire.gov.uk

Council Tax Band: F

Offers in excess of: £95,000

Postcode: SN4 7AD

What3Words: [octagonal.clubbing](https://what3words.com/ctagonal.clubbing)

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

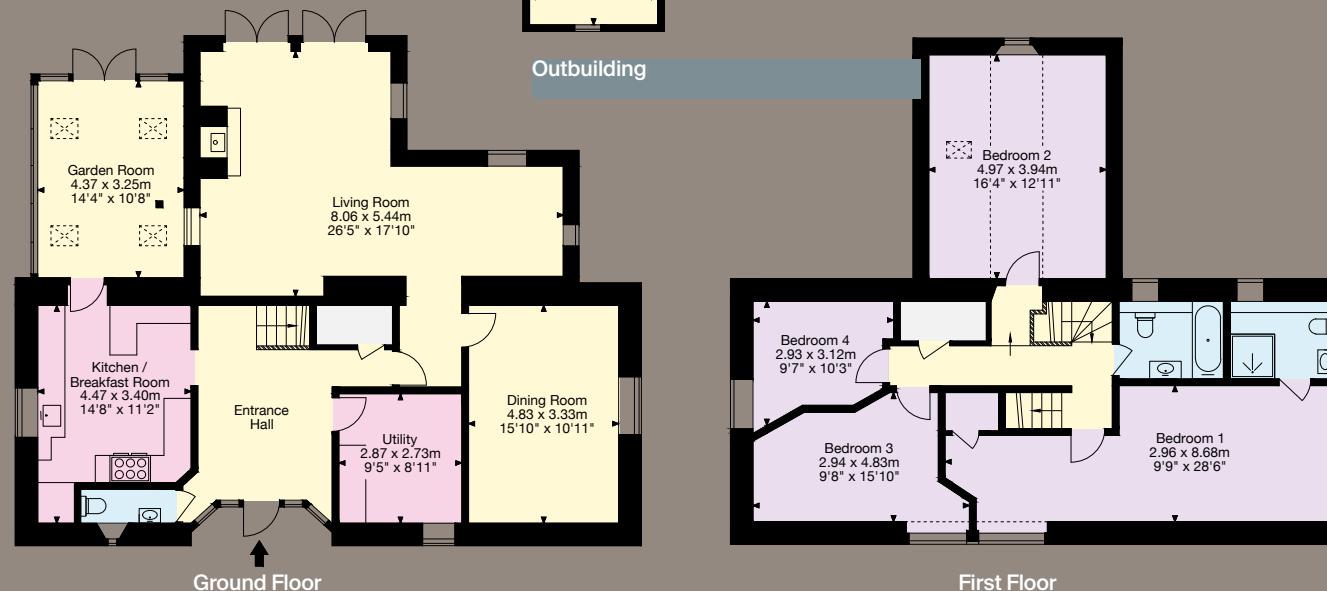
Approximate Gross Internal Floor Area

Main House: 251 sq.m / 2,701 sq.ft

Outbuilding: 12 sq.m / 129 sq.ft

Total Area: 263 sq.m / 2,830 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more

Francesca Leighton-Scott

01225 325 994

Francesca.Leighton-Scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated February 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.