

# Street Farm

Little Somerford, Chippenham, Wiltshire





# A recently refurbished Grade II listed village farmhouse with a separate cottage, paddocks and versatile range of outbuildings. In all, about 8 acres.

Malmesbury 3 miles, M4 (Jct 16) 9 miles, Chippenham 8 miles (London Paddington from 60 mins), Tetbury 8 miles  
Cirencester 13 miles, Swindon 13 miles, Bristol airport 36 miles  
(All distances are approximate)

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## Summary of accommodation

### Farmhouse

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Garden room | Utility room | WC  
Principal bedroom with dressing area and en suite bathroom | Four further bedrooms | Second dressing room | Family bath and shower room

### The Wagon Shed

Open plan kitchen living room with ground floor shower and WC | First floor bedroom | Garden

### Garden, Grounds and Outbuildings

Tithe barn with open plan barn, garage with loft above and studio and study  
Workshop with garage | Stable barn with garage, stables and stores | Kennels | Paddocks

**In all, about 8.18 acres**

## Situation



Great Somerford Village shop and post office 1 mile. Dauntsey Farm Shop 1 mile. Malmesbury – Waitrose and Aldi 3 miles.



The Somerford Arms (within walking distance), The Potting Shed, Crudwell, The Volunteer Inn, Great Somerford.



M4 junction 16 (Swindon) 9 miles, and junction 17 (Chippenham ) about 5 miles.



Chippenham Station offers direct services to London Paddington (from 60 minutes) and Bath Spa (from 11 minutes), also Swindon and Kemble stations.



Bowood, Castle Coombe & Minchinhampton.



Marlborough College, Westonbirt School, St Mary's Calne and Beadesert Park. Primary schools in neighbouring Great Somerford, Dauntsey and Brinkworth.



Bath, Cirencester and Marlborough.



Newbury, Cheltenham and Bath. Eventing Badminton, Dauntsey and Gatcombe. Hunting with The Duke of Beaufort's and VWH.



Walking and cycling on the network of footpaths and highways across North Wiltshire.



Cotswold waterpark.



## Street Farm

Street Farmhouse is a Grade II listed farmhouse believed to date back to the late 17th century, located in the sought-after rural village of Little Somerford a few miles from the historic market town of Malmesbury. The property is screened from the village by a mature line of trees, with the private drive passing The Wagon Shed cottage, garage, and workshop before the drive leads to the pretty farmhouse and striking tithe barn.

The farmhouse accommodation briefly comprises a reception hall, two reception rooms, an open kitchen, and a breakfast room with French windows opening out on to a terrace and lawned garden. Over two floors, there are five bedrooms, two bathrooms and a dressing room. The house is maintained to a very high standard, having undergone extensive refurbishment in the last few years.

The Wagon Shed, converted in 2020, has an open-plan kitchen, breakfast room, shower, WC, and a first-floor bedroom. It is ideal for guest accommodation or income generation.

A short walk from the farmhouse is a beautiful tithe barn with a garage, store, home office, and studio. Mature gardens flank the house and barn with a range of kennels and general stores. In the yard is a former parlour used as stables, a future garage, and stores.

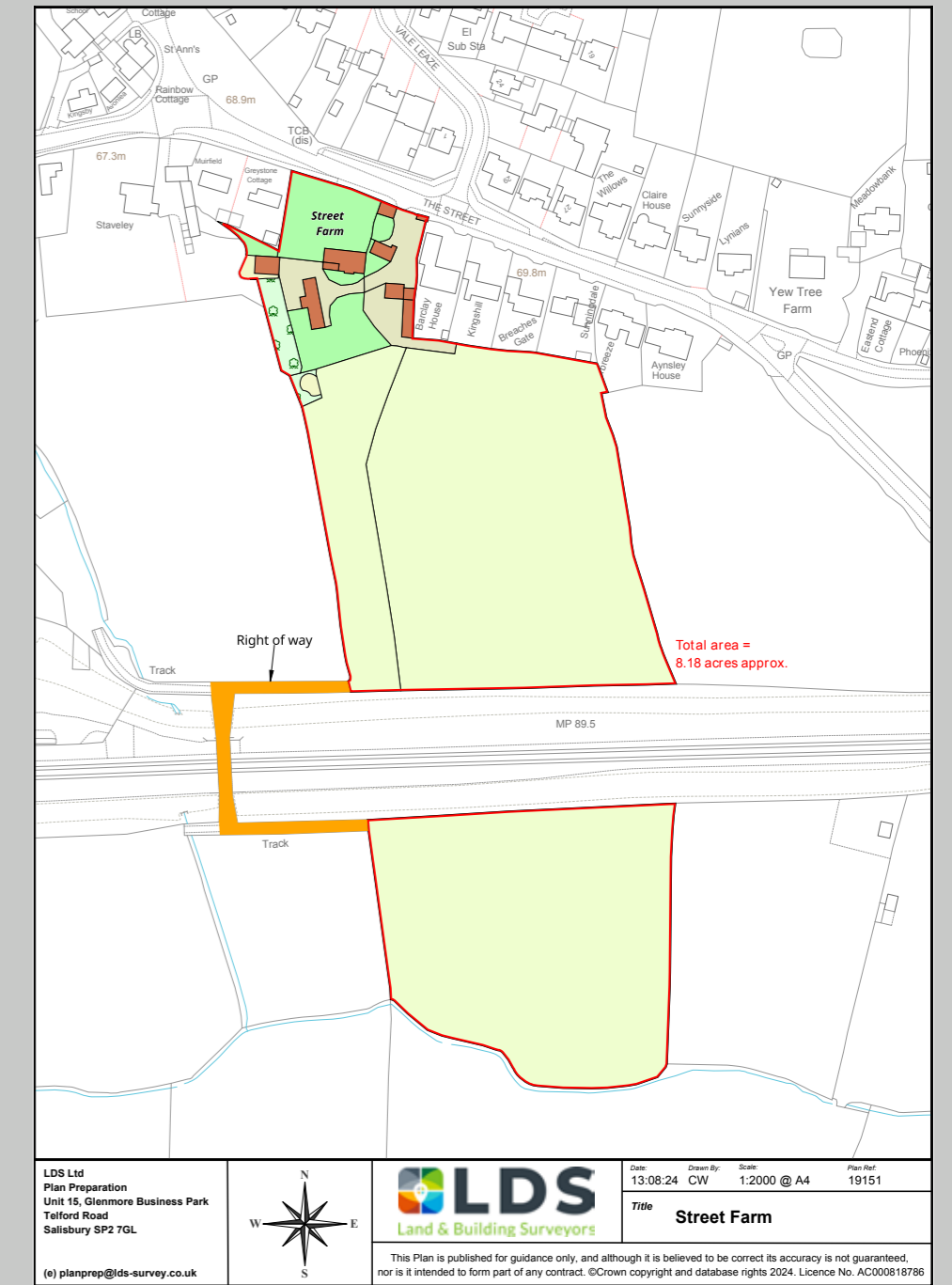
Most of the land is to the south, with a field, a paddock, and a second paddock to the south of the railway line, which is about 8.18 acres in all. The land also provides access to the footpath leading to Great Somerford.







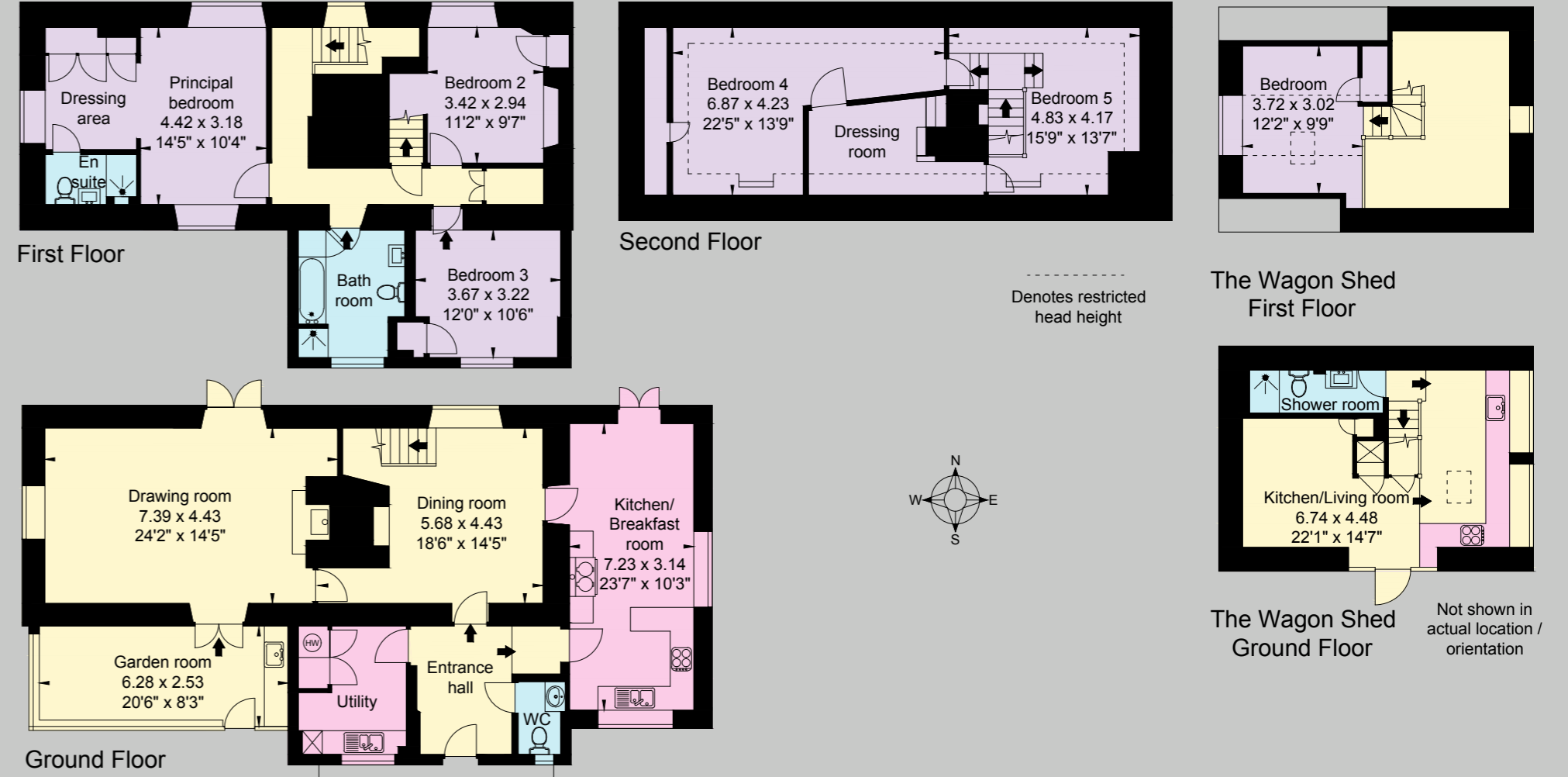








Approximate Gross Internal Floor Area  
 House: 260 sq m / 2,800 sq ft  
 The Wagon Shed: 42 sq m / 452 sq ft  
 Outbuildings: 358 sq m / 3,855 sq ft  
 Total: 660 sq m / 7,107 sq ft  
 (Including restricted head height)



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.

## FLOOR PLAN

Approximate Gross Internal Floor Area

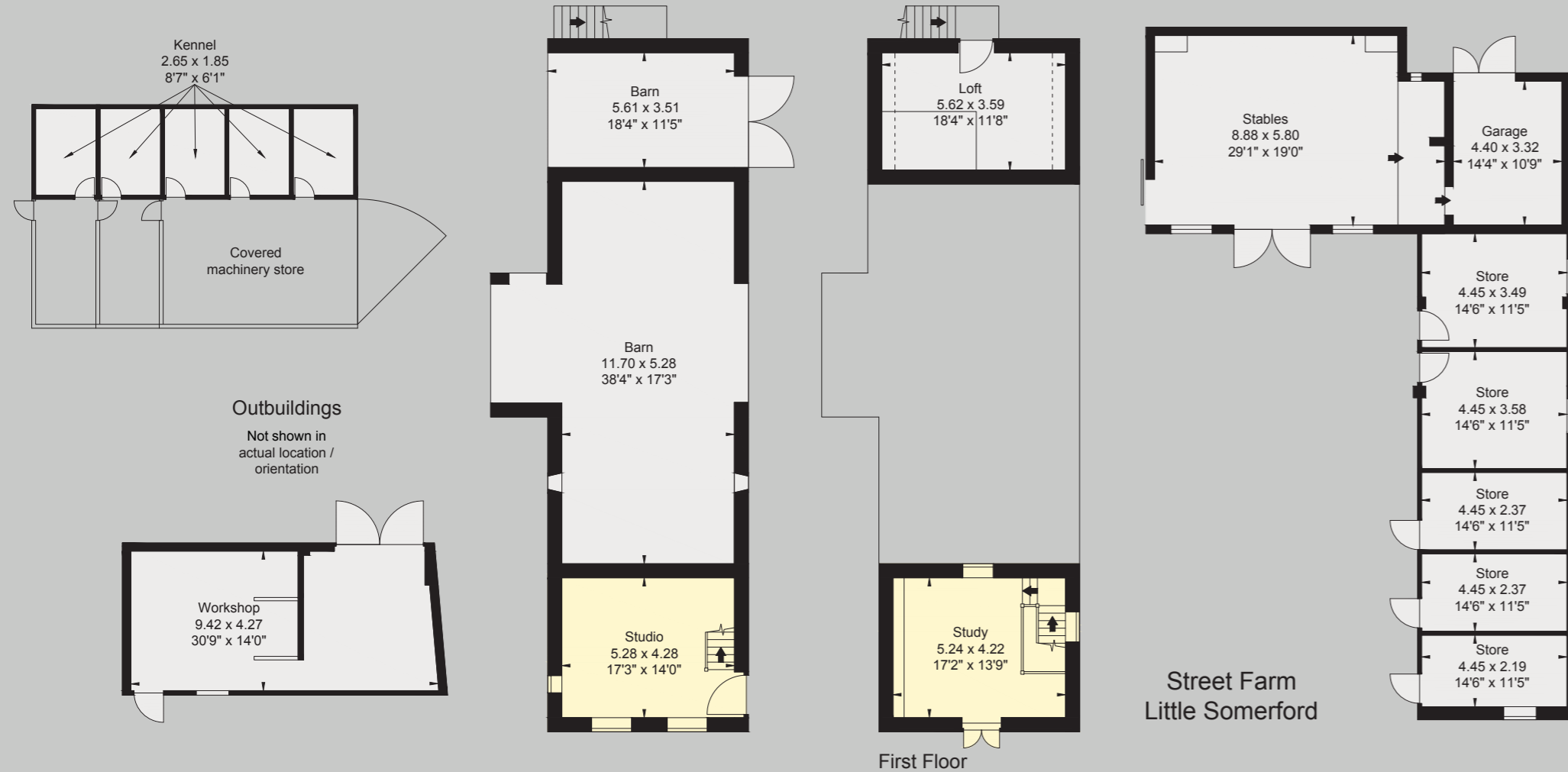
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## PROPERTY INFORMATION

### Property Information

#### Services:

Farmhouse and The Wagon Shed: Mains water and electricity.  
Private drainage (Farmhouse)/mains drainage (Wagon Shed).

#### Tenure:

Freehold with vacant possession on completion.

#### Local Authority:

Wiltshire District Council

#### Planning:

A development uplift clause may be applicable on the land should any planning consent be implemented.

#### Council Tax:

Farmhouse - G  
The Wagon Shed (annexe) - B

#### EPC:

Farmhouse - E  
The Wagon Shed - C

#### Postcode:

SN15 5JT

#### What3Words:

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#### Guide Price:

£1,645,000 as a whole

#### Viewings:

All viewings are strictly by prior appointment through Knight Frank LLP.





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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.

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Particulars dated: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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