

# PerryBishop

PROPERTY MADE PERSONAL



Bullocks Horn, Charlton, Malmesbury, Wiltshire, SN16 9DZ



# Bullocks Horn, Charlton, Malmesbury, Wiltshire, SN16 9DZ

## Key Features



4

Bedrooms



3

Bathrooms



2

Receptions

- A stunning Eco barn built in 2021
- Wonderful views across open countryside
- Open plan kitchen-sitting-dining
- Delightful snug with bespoke shelving
- Principal bedroom with dressing room and bathroom
- Two separate study/offices
- Double garage with home office
- Gorgeous terrace with uninterrupted views

## About the property

Set within the rolling Wiltshire countryside, this south facing barn has fabulous views across open fields.

Approached into the entrance hall with stairs rising to the first floor. The large hallway has separate shoe storage and coat cupboards. There is a downstairs cloakroom and a good size utility room with space for appliances. Water based underfloor heating is fitted throughout the ground floor with radiators upstairs.

An impressive kitchen-dining-sitting room has been created to embrace the stunning views of the surrounding countryside, with sliding doors complete with variable blinds. The hand painted Olive and Barr kitchen has been designed by someone who loves to cook, with a pantry cupboard and an appliance cupboard. The large island has somewhere to sit, storage and a Bora hob and extractor unit.

A cosy snug enjoys views across the fields, with bespoke fitted shelves and cupboards on one wall for storage. This could also be a fifth bedroom.

Downstairs there is a master bedroom with a separate dressing room and an en-suite bathroom. The bathroom has a walk-in shower, separate bath and double vanity unit. There are two further double bedrooms and a family bathroom, with a walk-in shower

and separate bath.

An oak staircase rises to the first floor, LED lighting leads up the staircase to a large mezzanine office/study area with a glass balcony overlooking the hallway and onto the kitchen-sitting room. Leading from the mezzanine there is a large double bedroom with access to two separate boarded and racked storage areas in the eaves. There is space to accommodate an en-suite and the services are already prepared. There is a separate plant room / storage cupboard accessed from the mezzanine

Outside electric gates open onto a gravel driveway with a double garage which has electric roller doors. There is ample parking for plenty of cars. The garage has a water supply, power and Wi-Fi access point. One half of the garage has been made into an office with a cloakroom. This was built with Insulated Concrete Form (ICF) construction so extremely well insulated. The heating in the office is provided by surface mounted infrared panels.

The garden is south facing with a terrace wrapping around the South and West corner of the building. Part of the garden is agricultural land facing a neighbour's field. There is an external water supply (hot and cold) perfect for washing the dogs.

The property is hermetically sealed and has a mechanical heat recovery ventilation system throughout. Heating is provided by a Stiebel air source heat pump. The property is served by Gigaclear and has full 'fibre to the door'. Wi-Fi is available throughout the property (and on the terrace) provided by commercial grade Unifi access points located throughout the building. Each room is also provided with wired ethernet points. There are ceiling mounted Sonos speakers in the living area.

The property benefits from finger touch door opening, an Intruder alarm, HikVision cameras for external surveillance, this displays to a phone or tablet.





### Amenities

Bullocks Horn is a pretty little hamlet, tucked away amidst open Wiltshire countryside between the villages of Charlton and Hankerton.

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

### Directions

From our office in Tetbury, at the roundabout take the third turning onto Market Place, and into Silver Street following the road out of Tetbury. Go through the village of Long Newton and just after leaving the village turn left towards Charlton.

Keep carrying on into the village of Charlton and turn left into The Street, follow the road for approximately a mile and turn left into Bullocks Horn Lane. Follow the road round and the barn is the first set of gates on the right hand side.

[What3Words//policy.guests.nurse](https://www.what3words.com/policy/guests.nurse)

### Services & Tenure

The tenure is Freehold. The heating is Air Source Heat Pump with mains water and septic tank drainage. Gigaclear is fibre to the door.

### Local Authority

Wiltshire Council

Council Band F

### Our reference

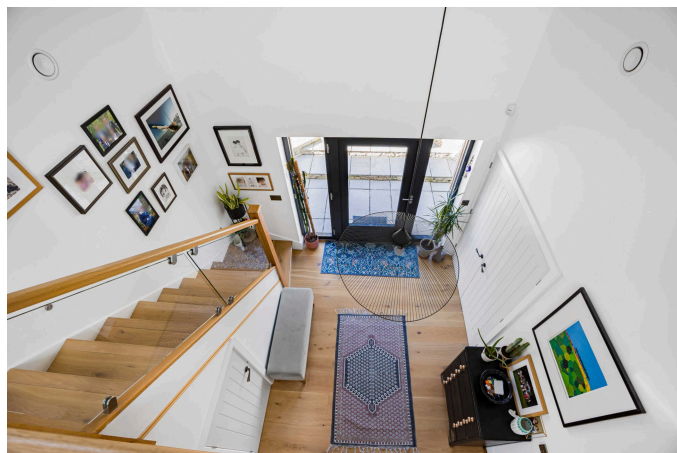
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### We'd love to hear from you

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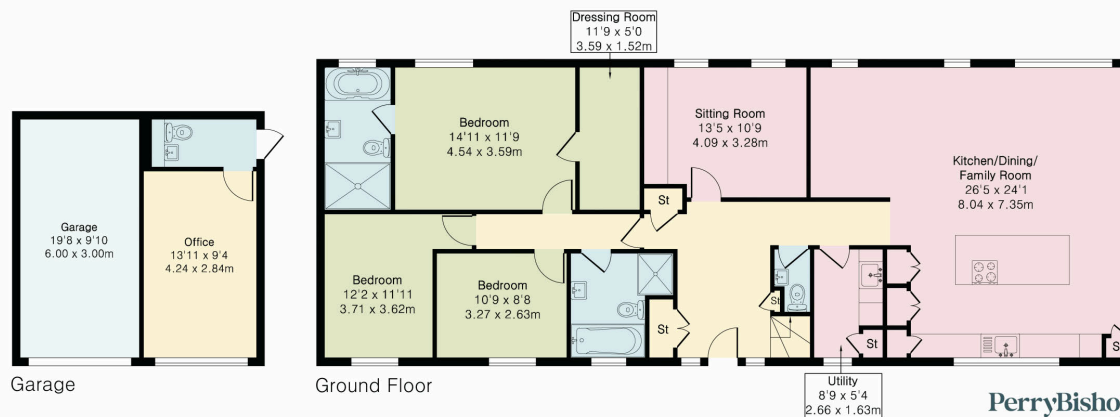
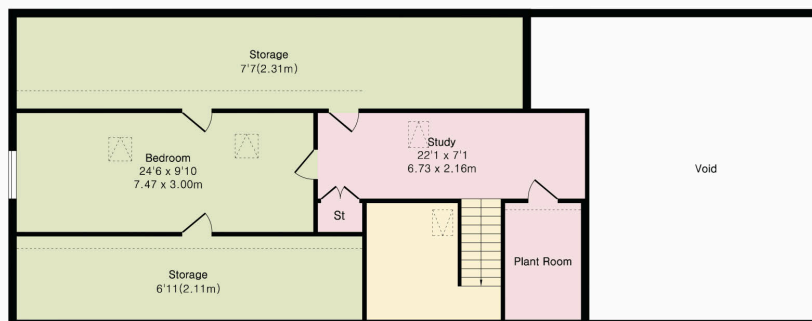


## Approximate Gross Internal Area 3110 sq ft - 289 sq m

Ground Floor Area 1594 sq ft – 148 sq m

First Floor Area 1132 sq ft – 105 sq m

Garage Area 384 sq ft – 36 sq m



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