



Victoria Allman lettings

Manor Farm House, Upper Seagry – SN15 5EX
£6,000 pcm



Manor Farm House, Upper Seagry

Summary

Manor Farm House is a beautifully presented five bedroom Grade II listed country house in Upper Seagry.

With generous living spaces, open landscaped gardens, and a fantastic village location, this is a perfect retreat for a family looking to enjoy this fabulous country location.

Available unfurnished on a long-term let from the end of November.

- Grade II listed country house dating back to the early 17th century
- Five bedrooms and six bathrooms, including an attached two-bedroom annex
- Impressive dual-aspect living room with exposed beams, fireplace and French doors to the garden
- Dining room with woodburner, and a kitchen/breakfast room with Aga
- Separate 70 sq m stone-built barn, ideal for a games room or entertaining
- Extensive landscaped gardens with patio, lawns and established trees and shrubs
- Great rail and road commuter access

Manor Farm House, Upper Seagry

Property Description

Dating back to the early 17th century, Manor Farm House is a beautifully presented and characterful Grade II listed country house in the peaceful North Wiltshire village of Upper Seagry.

Sitting on the main street in the village, the property is private and quiet, with established trees hiding it from view and a gated driveway leading down to it. With generous living space and landscaped gardens, it would make a perfect family home.

The accommodation offers huge flexibility with five bedrooms and six bathrooms split between the main three-bedroom house and an attached two-bedroom annex.

A highlight is the stunning dual-aspect living room with exposed beams, polished wooden floors, a striking fireplace and French doors opening onto the garden.

Across the hallway, the dining room has a fireplace and woodburner, making it a wonderful room for formal entertaining. This leads through to the kitchen/breakfast room, which is well equipped with fitted cupboards, an Aga and a separate oven and hotplate. A utility room and a WC with walk-in shower complete this part of the ground floor.





Manor Farm House, Upper Seagry

Property Description (continued)

Beyond the kitchen, a long side hall with an attractive stone floor and storage cupboards makes a practical everyday entrance. An office overlooking the garden, a further WC and the annex all lead off this hall.

The annex opens into a cosy sitting room with a fireplace, which leads through to a double bedroom with an ensuite. Upstairs is a second double bedroom with built-in storage and another separate bathroom.

Upstairs in the main house, the principal suite has a spacious dressing room/study and an ensuite shower room. There are two further double bedrooms, one with an ensuite shower room, and a family bathroom.

Opposite the house is a 70 sq m stone-built barn, heated by a heat pump. This is a great space for children, or for entertaining away from the main house.

Established trees and shrubs frame the lawns to the front and rear, and a large patio at the rear is ideal for eating outdoors and looks out onto open fields. A gravelled parking area completes the setting.

A gardener is included in the rent.





Manor Farm House, Upper Seagry

Property Location

Upper Seagry is an attractive and well-regarded village in rural North Wiltshire, set in beautiful countryside between Malmesbury and Chippenham.

The village has a popular primary school, a busy pub and there is a nearby parish church.

Nearby Malmesbury was recently named by The Sunday Times as the best place to live in the South West. Around four miles away, it has a wide choice of independent shops, pubs and restaurants, a Waitrose, and a weekly farmers' market.

Chippenham, around five miles to the south, is a busy market town with a broad range of shops and amenities, a community hospital and a mainline railway station. The area is also well served by a strong selection of state and independent schools, making it a particularly popular choice for families.

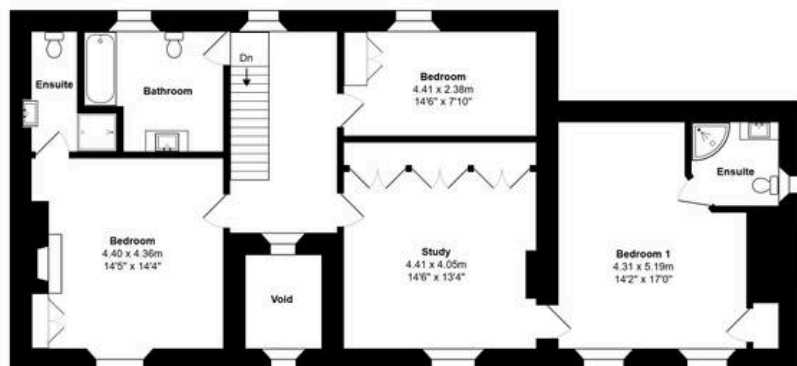
Junction 17 of the M4 is close by, with quick access to Bath, Bristol, Swindon and beyond. Mainline trains from Chippenham and Swindon reach London Paddington in around 60–70 minutes.

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

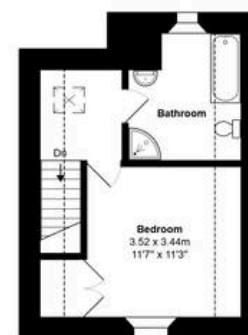




First Floor



Ground Floor



First Floor



Outbuilding

Total Area: 350.4 m² ... 3771 ft² (excluding void and barn)

All measurements are approximate and for display purposes only



Victoria Allman Lettings

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