



Byre House

Lynt Farm Lane, Inglesham, Swindon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Byre House is a striking Cotswold stone conversion set in an idyllic rural position between the historic market towns of Highworth and Lechlade.

Completed in 2023, the property combines the timeless charm of traditional stone architecture with the comfort and practicality of a modern family home.



2 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



OFF-STREET PARKING



GARDEN



FREEHOLD



HAMLET



2,296 SQ FT



**O.I.E.O
£750,000**

The Property

The interior has been thoughtfully arranged to create versatile family living. A welcoming reception hall with excellent storage leads into the principal living space: an impressive open-plan kitchen, dining and reception room, extending the full length of the barn. This elegant space, more than 50 feet in length, features bespoke cabinetry, integrated high-specification appliances, and extensive glazing that floods the room with natural light. The design lends itself equally to entertaining on a grand scale or to relaxed everyday living.

Practical family requirements have been carefully considered, with a utility room and cloakroom set discreetly to one side. Throughout the ground floor, underfloor heating ensures year-round comfort, while solid oak finishes and bespoke joinery emphasise the quality of craftsmanship.

The galleried landing is a striking architectural feature and leads to the bedroom accommodation. The principal suite includes a dedicated dressing room and a luxurious en suite bathroom, whilst three further double bedrooms, two of which are en suite, provide excellent accommodation for family and guests. The arrangement of the bedrooms offers privacy and flexibility, ideally suited to visiting friends, extended family, or multi-generational living.





Gardens

The gardens have been designed for ease of maintenance whilst providing attractive areas for outdoor entertaining and recreation. A broad terrace adjoins the house, creating an ideal setting for al fresco dining, while the lawn is framed by planted borders. In the evening, carefully designed exterior lighting enhances the setting, making the garden as appealing by night as it is by day.

To the front of the property, a private gravelled driveway provides parking for several vehicles, together with an EV charging point.

Sustainability

The barn has been built to exacting modern standards, incorporating an air source heat pump, high-performance double glazing, and Cat 6 cabling for fast internet and smart home integration. These features ensure the property is both energy-efficient and future-ready.

Location

The hamlet of Inglesham is set within beautiful open countryside, yet lies within easy reach of Lechlade and Highworth. Lechlade is a particularly attractive Cotswold riverside town, offering a range of independent shops, pubs and cafés, as well as access to the Thames Path. Highworth, with its Georgian architecture and weekly market, provides further amenities and community life.

The wider Cotswolds, Cirencester, and Swindon are all within easy reach, offering excellent shopping, cultural attractions, and transport links.



Distances

- London 87miles
- Bristol 52miles
- Cheltenham 31miles
- Oxford 27.7miles
- Burford 10.5miles

Nearby Stations

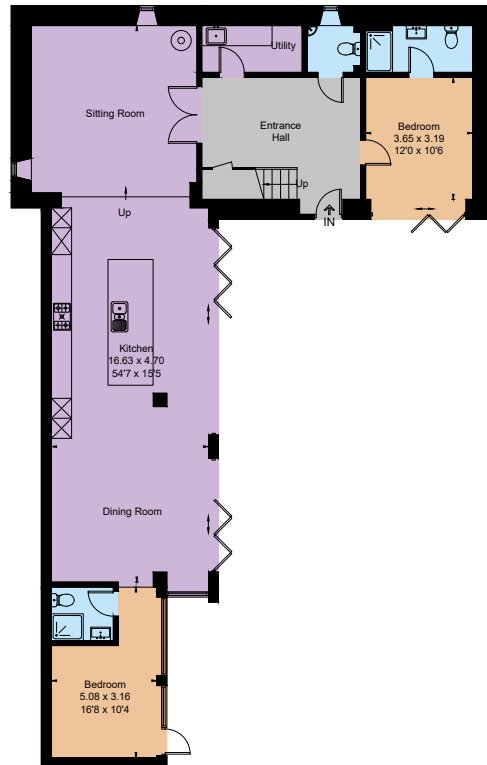
- Swindon 9.4miles
- Charlbury 19miles

Nearby Schools

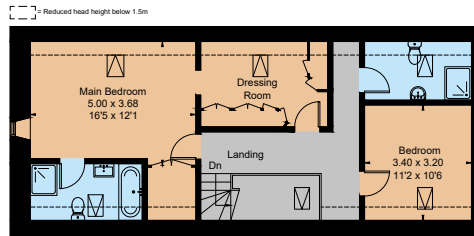
- Hatherop Castle
- Pinewood
- St Hugh's Preparatory
- Marlborough College
- Cokethorpe



Approximate Floor Area = 213.3 sq m / 2296 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98642

Floorplans

Main House internal area 2296 sq ft (213.3 sq m)
For identification purposes only.

Directions

what3words: ///think.irony.flip

General

Local Authority: Wilshire Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity, drainage, air source heating.

Council Tax: Band G

EPC Rating: B

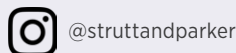
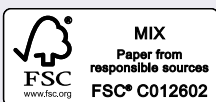
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Cirencester

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