



Oaktree Mews
Upper Seagry, Chippenham, Wiltshire

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BNP PARIBAS GROUP

Oaktree Mews Upper Seagry, Chippenham, Wiltshire, SN15 5EX

A well-planned single storey house on the edge of the village with excellent westerly views.

Malmesbury 5 miles, Chippenham 5 miles,
Bath 20 miles, Bristol 26 miles

Hall | Sitting room | Conservatory | Dining room
Kitchen/breakfast room | Study | Utility
4 Bedrooms | 3 Bath/shower rooms
Large modern barn providing covered parking
and storage | West facing gardens

The Property

Oaktree Mews is a spacious and well-planned house, tucked away on the edge of the village. Originally converted from period farm buildings, the accommodation is all on one level and arranged around a central courtyard terrace. The kitchen/breakfast room and sitting room are both a really good size and there are two further reception rooms which can be used as a dining room, study or playroom. The four double bedrooms are in the southern wing of the house and are served by three bath/shower rooms. The principal suite has a particularly good-sized bedroom.



Outside

The property is approached via a right of way along a private driveway that then leads through a large modern Dutch barn. This provides excellent storage space and covered parking for plenty of vehicles. A gravelled driveway leads on to the side of the house and the front door. The large courtyard in the middle of the house is a great space for both enjoying the sunshine and outdoor entertaining. It is fully paved and has doors from the hall, main bedroom and the conservatory. Beyond lies a large lawn with mixed borders.

Location

Oaktree Mews occupies a private setting on the edge of Upper Seagry, an attractive North Wiltshire village which has a pub, primary school and church. The market towns of Malmesbury and Chippenham are both about 5 miles away, and offer a good range of everyday shops and services. The main regional centres include Bath, Bristol, Swindon, Cheltenham and Gloucester, all of which are within daily commuting distance.

Communications are good, with Junction 17 of the M4 being about 2 miles' drive. Direct rail services from Chippenham Station (5 miles).



Proposed Floorplans

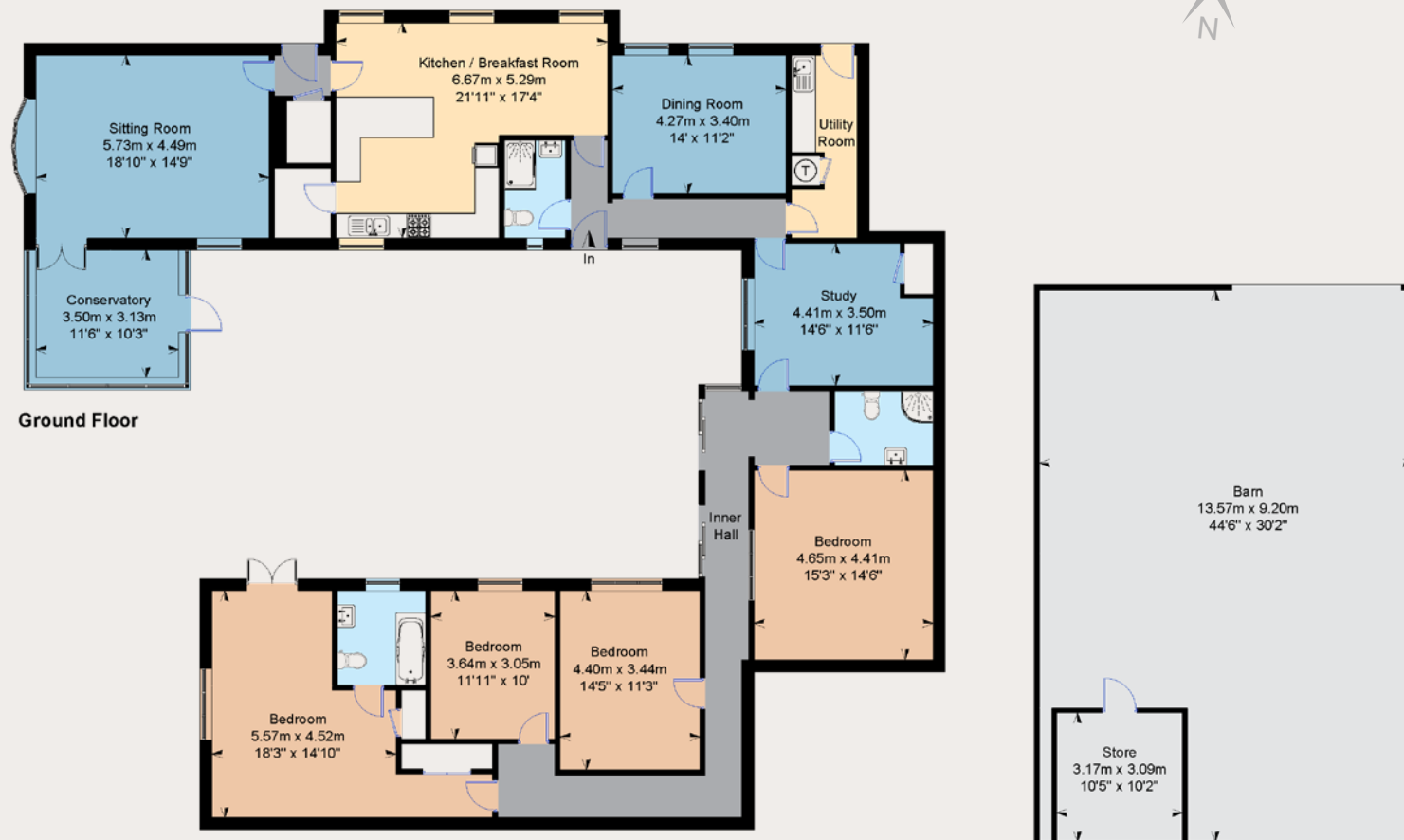
House internal area 2,497 sq ft (232 sq m)

Barn internal area 1,345 sq ft (125 sq m)

Total internal area 3,842 sq ft (357 sq m)

For identification purposes only.

Outbuildings not shown in actual location or orientation.



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Directions

From Junction 17 of the M4 motorway proceed north on the A429 for a quarter of a mile and take the first right towards Seagry. Continue into the centre of the village and at the junction (just after The New Inn) turn right for Sutton Benger and Chippenham. Continue through the village for about half a mile. The entrance to Oaktree Mews is on the right hand side, with stone finials, and is clearly signed.

General

Local Authority: Wiltshire Council.

Services: Mains electricity and drainage.

Oil central heating.

Council Tax: Band E

EPC Rating: Band E

Tenure: Freehold

Guide Price: £795,000

Covenants: The property is subject to a number of covenants, details of which are available from Strutt & Parker.

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