



**Old Byre Willowbrook End, Chippenham, SN15 4SW**  
**£815,000**

Located in a private cul de sac of four homes on the outskirts of the Sutton Benger village, an opportunity to purchase a beautifully designed and well thought out detached barn conversion with additional detached outbuilding. To the front there is driveway parking and to the rear a generous garden backing on to agricultural land. Internally comprising; entrance hall, open plan living/dining/kitchen, utility room, three ground floor bedrooms, one first floor bedroom and study space, bathroom, wet room and en suite toilet. Benefits include air source heat pump with under floor heating, solar panels and electric car charger. **VIEWING ADVISED.**

## Old Byre, Willowbrook End



This detached barn conversion was historically part of the Draycott Cerne Estate which comprised of 11 separate farms and spanned an area in excess of 4300 Acres. It was purchased in 1986 and initially converted in to a residential dwelling before the current owners added additional land in 2008 and working alongside a specialist local architect remodelled the home 11 years ago.

To the front of the property there is driveway parking for two to three cars with electric car charging point and a further parking area opposite the front door.

The gardens are split to the front and rear. The front offers cottage like spaces with private southerly facing patios and pathways, stone walls, established plants, trees and shrubs providing privacy. At the rear, backing on to agricultural land it has been laid to lawn with apple trees, hard standing for tables, chairs and garden furniture whilst a native hedgerow provides the boundary.

Internally comprising on the ground floor; entrance hallway, open plan lounge/dining area and kitchen, separate utility room, bathroom with separate shower, wet room and three bedrooms. On the first floor; open plan landing/study space and bedroom with en suite toilet.

### The Annexe

Partially completed, any outstanding work required to use the outbuilding as designed will not be completed by the current owners. The accommodation available comprises; ground floor living space, gym area and workshop/store and on the first floor accessed by a staircase from the living area is a potential bedroom and bathroom. A perfect opportunity for a blended or combined family to offer accommodation separate to the main house (subject to change of use)

### Property Features

There are many impressive elements of this home, the light rooms with good height throughout offer a feel of flow and space. The architect appointed to re design the home has left many a trademark and signature throughout with the most noticeable being the curved corners to walls throughout allowing more light to enter. Additionally the home has been redecorated ready for sale to give the new owner a fresh feel.

The floors are predominantly laid to engineered oak or slate tiles, the doors are oak, original elm beams are visible throughout and the bathrooms offer Travertine tiled floors and walls.

The air source heat pump coupled with under floor heating throughout the ground floor is supported by the addition of solar panels located on the roof of the annexe. These panels along with the inverter help to significantly reduce the running cost of day to day living. The addition of a battery to the system could provide free overnight electricity. The wood burner in the lounge area offers additional warmth.

Not being located on main drainage the home has been fitted with an aerated water treatment system installed in 2011 which is located in the North West corner of the garden.

### The Location

Old Byre is one of four homes within Willowbrook End on the edge of the Sutton Benger Village. Located 4.5 miles from the mainline train station serving Bath, Bristol and London Paddington in Chippenham and only 2.6 miles drive to junction 17 of the M4 motorway it is an ideal location for those wanting a rural lifestyle whilst still allowing for daily work commutes. The village itself is well regarded offering a pub, restaurant, church and primary school.

### Entrance Hallway



## Living/Dining Area

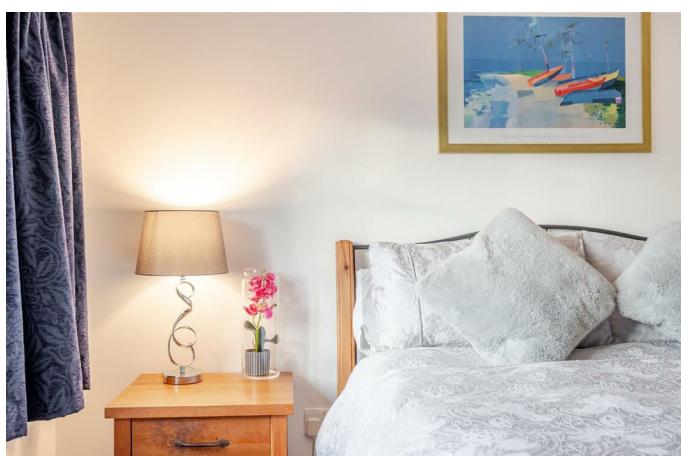


## Kitchen



## Utility Room

## Bedroom One



### Bedroom Three



### Bedroom Four



### Bathroom



### Wet Room



## First Floor Landing/Study



## Annexe



## Bedroom Two



## Living Space



## En Suite Toilet



## First Floor Bedroom Space



## Outside

## Bathroom Space



## Gym



## Driveway & Parking



## Work Shop

## Gardens



## Tenure

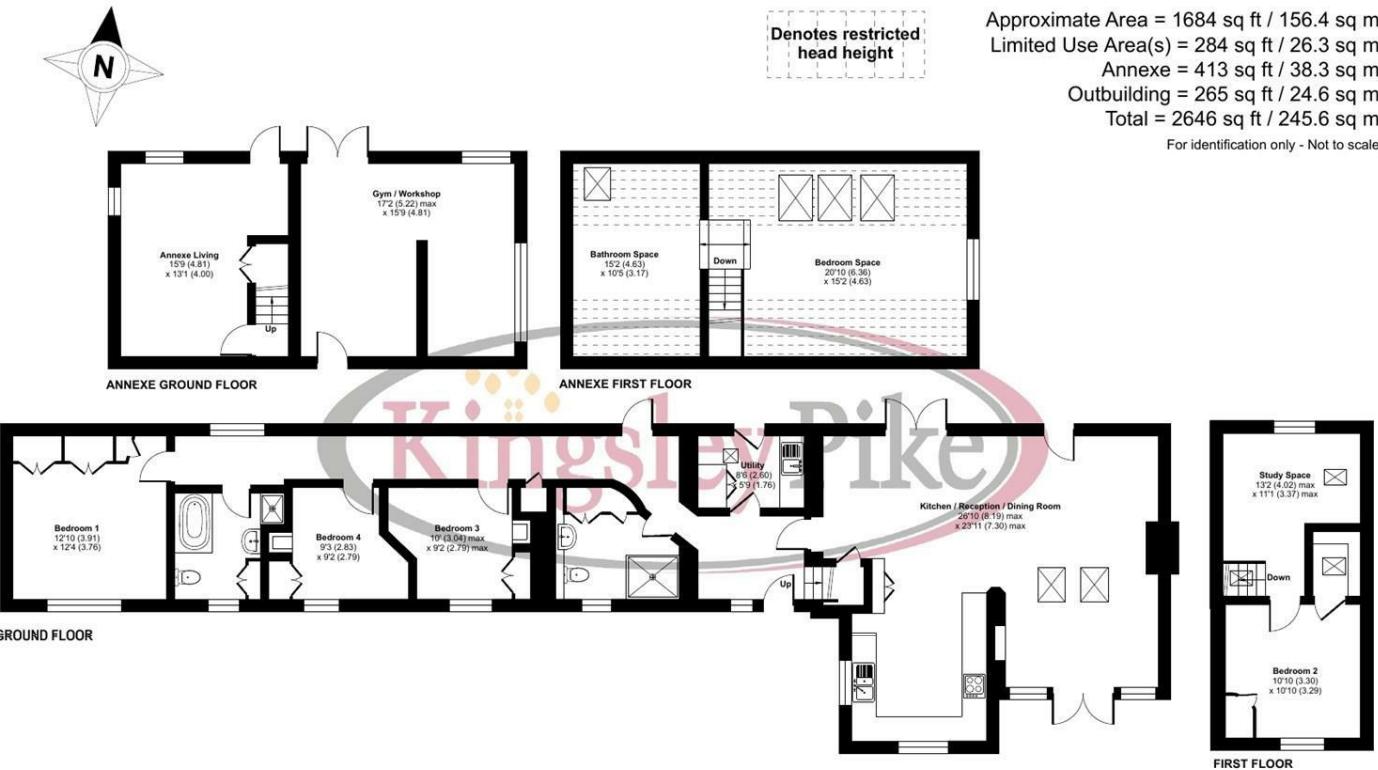
We are advised by the .gov website that the property is Freehold.

## Council Tax

We are advised by the .gov website that the property is band D.

## Floor Plan

### Old Byre, Willowbrook End, Sutton Benger, Chippenham, SN15

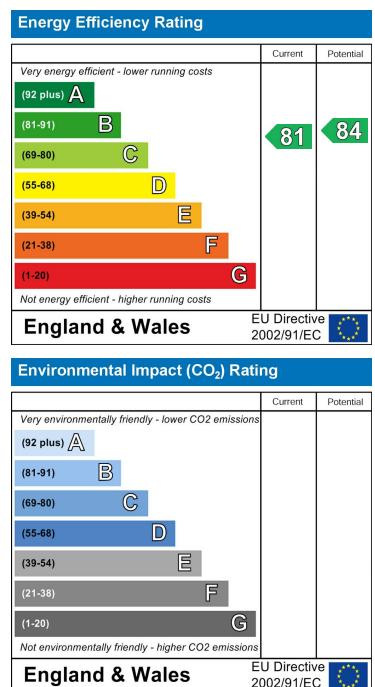


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncltechcom 2025. Produced for Kingsley Pike. REF: 1356894

## Area Map



## Energy Efficiency Graph



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