

Bromham

Wiltshire



**FRUIT FARM BARN
25 HAWKSTREET
BROMHAM
WILTSHIRE
SN15 2HU**

**Country Character, Great Style;
Beautiful Presentation**

- A Very Special Country Property
- Just Under 3750ft²
- Magnificent Oak Framed Dining Area and 47ft Reception Room
- 4 Bedrooms, 3 Bathrooms
- Cinema Room and Home Office
- Wonderful Far-Reaching Views
- Potential for Annexe (stp)
- Lovely Gardens and Grounds
- Excellent Garaging and Outbuildings
- About 1.5 acres

Guide Price £1.35m



DESCRIPTION

Believed to date from around 1789, this is a magnificent barn conversion which has been creatively extended and modernised over the years into the stunning home that it is today. There is the potential to create further annex-type accommodation (subject to planning). An oak-framed porch and front door open into a light, welcoming entrance hall with porcelain floor tiles and built in cupboards, which in turn opens into the incredible 36ft German kitchen by 'RotPunkt'; with two-tone wall and base units, an island/breakfast bar with quartz worktops and a simply stunning vaulted oak framed dining area. The kitchen is well equipped with quality appliances including a 'Stoves' electric range oven, a dishwasher and walk-in pantry cupboard. The principal reception room is a spectacular 47ft, open plan 'barn' incorporating sitting and dining areas with a central log burner, a double-height vaulted ceiling and two staircases up to the mezzanine study and games room with glass balustrades overlooking the ground floor reception space. Another home comfort is the purpose-built cinema room with screen and projector. Back in the entrance hall, doors lead from an inner hall off to 4 double bedrooms, a re-fitted 'Jack & Jill' shower room shared with 2 of the double bedrooms. A self-contained guest suite has separate external access and modern en-suite shower room, with bath. The master suite has an open-vaulted ceiling, dual aspect and log burner with 'Minster' stone surround. It also has a bespoke dressing area and a beautiful, refitted en-suite shower room.

The grounds are a real feature with established gardens forming a delightful setting and extending to about 1.5 acres. Expansive lawns run down to a woodland copse with a large spring-fed pond and there is a sandstone sun-terrace immediately off the Dining Area. Raised vegetable beds, a greenhouse and a fruit cage complete the picture. Electric gates open on to a gravel driveway with ample parking space; a pathway leads up to the front door. There is an excellent range of outbuildings comprising a detached double garage with an integral workshop and an internal staircase up to a home office; an oak-framed triple car port providing open fronted garaging and a large log store; and within the grounds, a stylish studio/office (a converted shipping container) which overlooks the large spring fed pond.

SITUATION

This unique home is situated along a quiet country lane in an outstanding rural position backing on to a newly created vineyard. The village of Bromham is well located between the market towns of Devizes, Chippenham and Melksham with the larger centres of Bath, Marlborough and Swindon all within easy motoring distance. Good road communications provide easy access to the M4 for London and the West Country with main line rail services available from Chippenham (Paddington about 75 mins). There is an excellent choice of both state and private schooling in the region and those with an interest in country and leisure pursuits are well catered for in the area. Local amenities include a butcher/village store, a farm shop, a primary school, a church and two noted Inns.

PROPERTY INFORMATION

Services: Air source heat pump & oil-fired heating, mains water and electricity (2 supplies) / Solar panels (owned outright) plus battery storage / Private drainage ('Klargester – BioDisc' treatment plant). Freehold. Local Authority is Wiltshire Council. Tax Band: C







Hawk Street, Bromham, Chippenham, SN15

Approximate Area = 3736 sq ft / 347.1 sq m

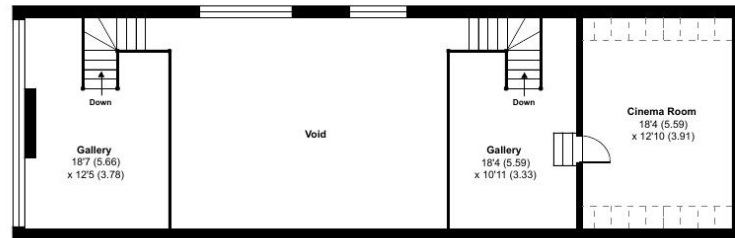
Limited Use Area(s) = 188 sq ft / 17.4 sq m

Garage = 752 sq ft / 69.8 sq m

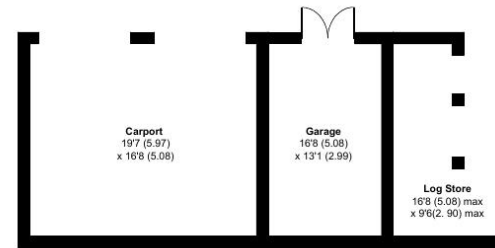
Outbuilding = 443 sq ft / 41.1 sq m

Total = 5119 sq ft / 475.5 sq m

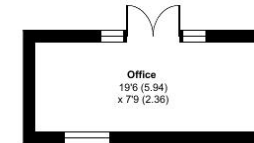
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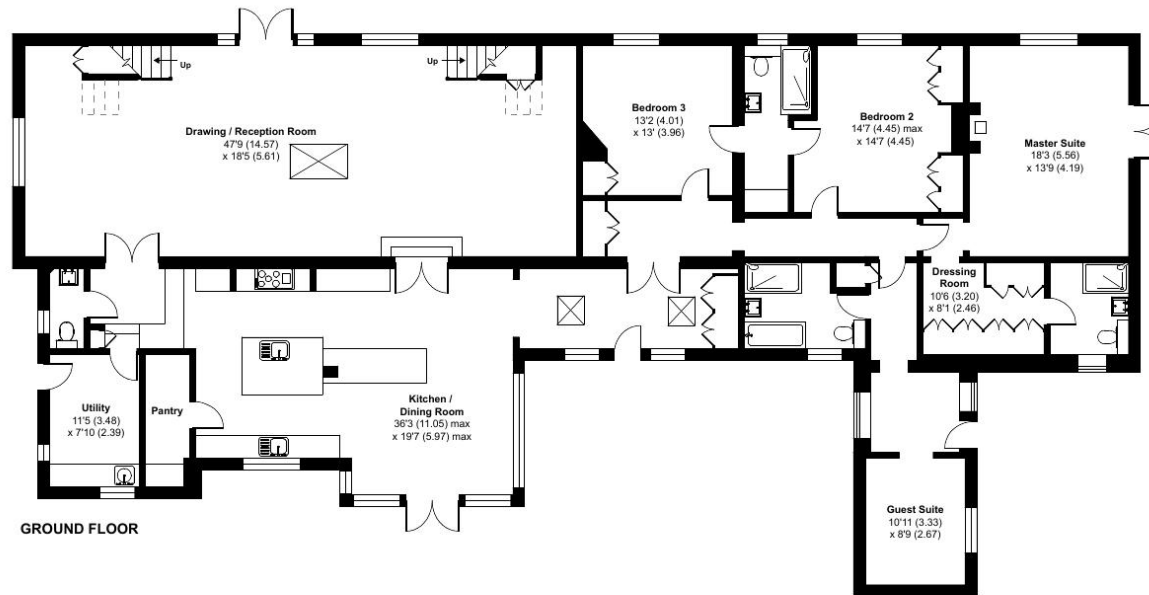
FIRST FLOOR



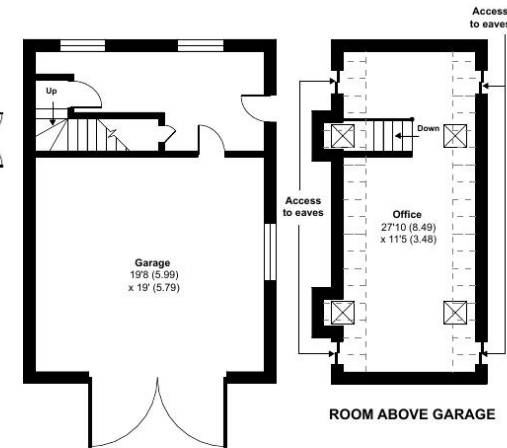
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



ROOM ABOVE GARAGE

Denotes restricted head height

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