



📍 121 High Street, Marshfield, Chippenham, Wiltshire, SN14 8LT

🏠 £725,000

With a prime position on Marshfield High Street, this generously sized four bedroom Grade II listed family home, offers spacious and versatile living arrangements brimming with character, with benefits including a large south-facing rear garden and outbuildings with exceptional potential.

- Grade II Listed Period Home
- Spacious & Versatile Living Arrangements
- Rich in Character & Charm
- Four Bedrooms, Two Bathrooms
- Vaulted Kitchen / Breakfast Room
- Two Reception Rooms Plus Cellar
- Generous, Established South-Facing Rear Garden
- Large Outbuilding with Potential for Conversion
- Prime Central Position within Desirable Village
- Links to Bath, Bristol & Chippenham

🏠 Freehold

🏠 EPC Rating



A wonderful opportunity to purchase an attractive four bedroom Grade II listed family home, offering spacious and versatile living arrangements brimming with a whole host of character features and period charm throughout; superbly positioned in the heart of Marshfield High Street, offering easy links to Bath, Bristol & Chippenham.

The accommodation is arranged over four levels, and briefly comprises; sitting room with large iglenook fireplace and wood burning stove, dining room / additional reception room with bathstone fireplace and further wood burning stove, beautiful vaulted kitchen / breakfast room with marble worktops and gas-fired AGA, and modern wet room, to the ground floor. There is a cellar, which is a fully functioning and usable room, which would make the perfect play room or cinema room, however currently serves as an occasional dining room. To the first floor are two bedrooms, including the well-proportioned principal bedroom with cast iron fireplace, and the family bathroom with velux window. To the top floor are two further bedrooms, including a double bedroom, with stunning far reaching views over Marshfields countryside.

Externally there is a large south-facing rear garden, with lovely patio seating area immediately outside of the house. The level garden is private, mature, fully established, and well-stocked with various trees, flowers, ornamental shrubs and bushes. There are two useful stone built stores for storage, whilst to the bottom of the garden there is a large two storey outbuilding, which offers exceptional scope for sheltered parking, creating a home office / studio, or even developing ancillary accommodation (subject to the necessary consents). There is currently listed building consent to convert the building into a study / garden room.

Situation

Marshfield is a vibrant village offering easy, level access to everyday amenities. Designated as a Conservation Area, the charming and unspoilt High Street is lined with attractive period homes and features a range of local facilities, including a well stocked village shop on the high street and a separate post office (which also has a small shop), a tearoom, and a community centre. The village benefits from a well-regarded primary school, along with access to the excellent range of schools available in nearby Bath. Residents also enjoy a selection of popular public houses, a village church, and a GP surgery, all contributing to the area's strong sense of community. Conveniently located approximately eight miles north of Bath, the village offers excellent transport links. The A420 provides straightforward access to Bristol and Chippenham, while rail services to London Paddington are available from nearby stations. The M4 motorway (Junction 18) is also within easy reach.

Property Information

Grade II Listed

Council Tax Band: D

Tenure: Freehold

Mains Services: Water, Drainage, Gas and Electricity

Gas Central Heating

EPC Rating; TBC



Marshfield, Chippenham, SN14

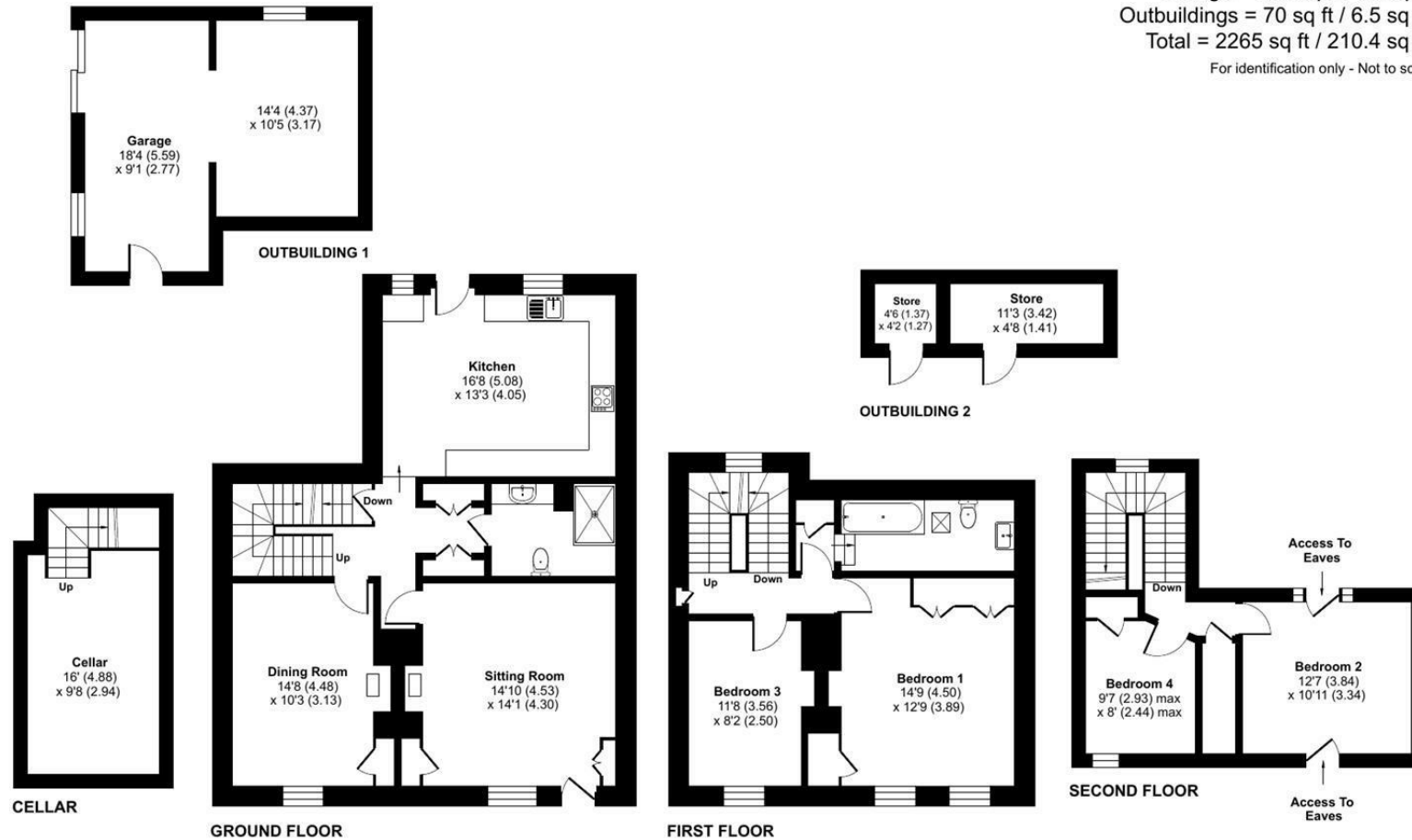
Approximate Area = 1872 sq ft / 173.9 sq m

Garage = 323 sq ft / 30 sq m

Outbuildings = 70 sq ft / 6.5 sq m

Total = 2265 sq ft / 210.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Strakers. REF: 1472307

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