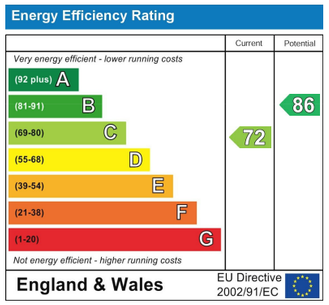
FLOOR PLAN:



Total Area: 223.6 m² ... 2407 ft² (excluding carport)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



The Carriage House, Andrews Drive, Marshfield, SN14 8LU

3 Bedroom House - Semi-Detached

Guide price £1,275,000

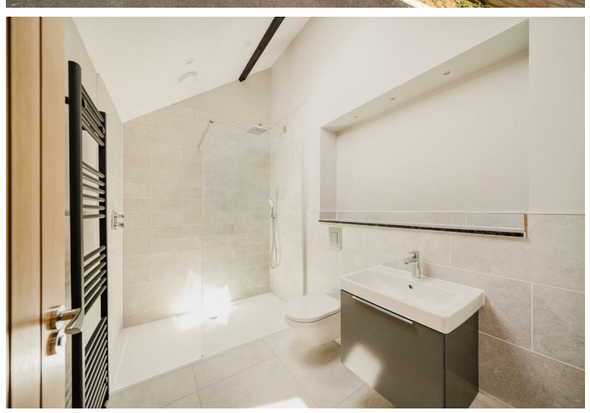
- A stunning three/four double bedroom barn conversion in an idyllic village setting
- Three double bedrooms, two with en-suite and additional family bathroom
- Energy efficient air-sourced heat pump
- Striking kitchen/dinning room, utility room, living room, garden room & snug/bedroom four
- Rear enclosed garden, off street parking for four vehicles and EV charging point
- Freehold, EPC rating C, Council tax band TBC

DETAILS

This exceptional newly converted barn conversion is part of the Andrews Yard development set within the highly desirable Cotswold village of Marshfield. Award winning Ashford Homes have thoughtfully designed this home for modern living, offering flexible accommodation over two floors. off-street parking, a dedicated EV charging point, and a stylish blend of contemporary comfort and traditional village appeal.











DESCRIPTION
The Carriage House is a beautifully converted three-bedroom home that exudes character and individuality. The ground floor features a spacious kitchen and dining area, complete with bi-fold doors that open onto the garden, bathing the area with natural light. A utility room, dedicated home office, separate living room, and a versatile snug or additional bedroom allow you to personalise the layout to suit your lifestyle.

The first floor boasts three double bedrooms, including a luxurious main bedroom with an en-suite and private dressing room. Bedrooms two and three are served by a contemporary family bathroom.

This home also includes an electric vehicle charging point, a parking barn for two vehicles with an additional two spaces, and an energy-efficient air-source heat pump delivering underfloor heating throughout, and premium finishes throughout the home.

NB: There is a £250 management fee approximately per annum

LOCATION
Marshfield is a picturesque village located on the southern edge of the Cotswolds, close to the border between Wiltshire and Gloucestershire. Known for its historic stone cottages, wide High Street, and surrounding rolling countryside, the village has retained much of its traditional English character. Marshfield has a strong sense of community, with local pubs, independent shops, and regular village events contributing to its welcoming atmosphere. Its location offers easy access to nearby cities such as Bath and Bristol, making it an attractive rural setting for both residents and visitors seeking a balance between countryside living and urban convenience.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

NB
Please note the garden photos have an A.I generated lawn.

