



350 Year Old Delight on the Green in East Grafton

Guide Price £900,000

Winkworth

PYPERS BARN, 249 EAST GRAFTON, SN8 3DB



In the most serene location, overlooking the green in East Grafton, Pypers Barn is the most beautiful Grade II listed attached cottage.

The moment you enter through the gates you will fall in love with the charm this 350 year old home offers.

This pretty double fronted, thatched home offers not only an idyllic setting but beautifully presented accommodation and a show-stopping garden. On entry into the house you come into a large hallway which leads through to the beautiful dual aspect lounge. With exposed beams, large fireplace and picture windows, this is the perfect lounge to both entertain, and to enjoy the cosy winter evenings. Also from the hall, you lead through to the large dining room with its woodburning stove and French doors leading out to the garden. The dining room is open to the kitchen which has been beautifully designed to include granite worktops and built-in appliances and has a delightful view out over the garden. There is also a large utility room with an abundance of storage cupboards and a stable door out. Upstairs you will be wowed by the main bedroom! This is a large room with vaulted ceilings and views over both the green and the garden and built in wardrobes. There are two further double bedrooms (one with built in wardrobes), one accessed through the other and a family bathroom. There is also a shower room downstairs.

The large, secluded garden is absolutely fantastic. The current owners have lovingly created a beautiful space that is perfect for both entertaining and the family. With a large lawn that is surrounded by borders full to the brim with seasonal flowers, fruit trees forming a mini orchard area, vegetable beds that are hidden away from the main garden, terrace area and a summer house set under the tree that is the perfect pace for a home office as there is power, you will enjoy spending your days in the garden right here at Pypers Barn.

This home has a garage and parking and the property also owns a section of the green to the front.

Pypers Barn is so full of charm, with exquisite attention to detail and you will love everything about it!



SERVICES

Oil central heating, mains electricity, water and drainage.

Council Tax Band: F

EPC Rating: Exempt

Local Authority: Wiltshire Council, Bythesea Road,
Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 4560100

LOCATION

East Grafton is a village that sits on the border between Wiltshire and West Berkshire. With its pretty village green next to St Nicholas church, East Grafton has a social community with busy village hall activities, Sunflowers nursery/school clubs. School pickup is available. Burbage is also a short distance away with a village shop, post office, builders supplies and a petrol station with a Costa coffee and a large Londis. Nearby is Wilton and Crofton, famed for their windmill and beam engines. The Swan pub in Wilton is a friendly pub serving very good food.

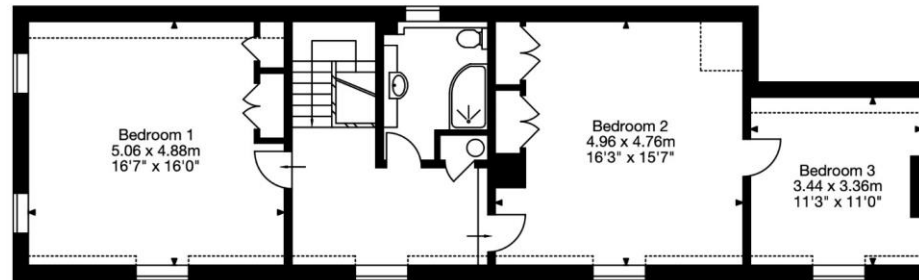
Surrounded by beautiful countryside, East Grafton is not far from Marlborough which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College whose Summer programme offers a myriad of skills and crafts to try. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury. In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Pypers Barn, East Grafton,
Marlborough,
Wiltshire SN8 3DB



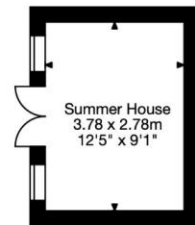
Main House
1727 Sq Ft - 160 Sq M
Outbuilding
113 Sq Ft - 11 Sq M
Garage
229 Sq Ft - 21 Sq M
Total Area
2069 Sq Ft - 192 Sq M



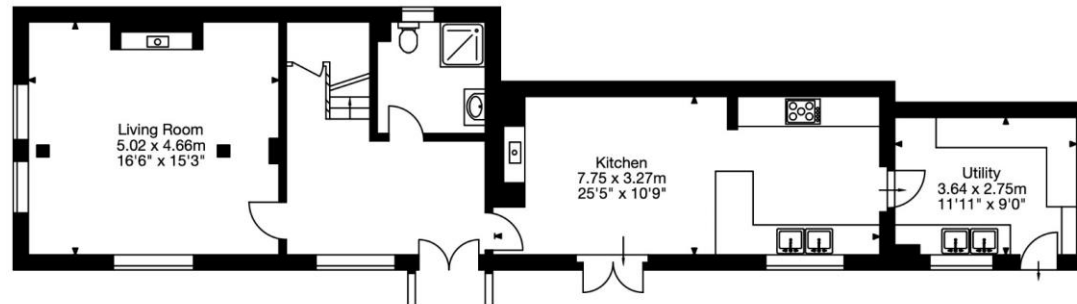
First Floor



Garage



Outbuilding



Ground Floor

Capture Property Marketing 2020. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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