

FOSSE BARN
North Wraxall

Carter Jonas

FOSSE BARN, NORTH WRAXALL, WILTSHIRE, SN14 7PQ

A BEAUTIFULLY CONVERTED COTSWOLD STONE BARN SET WITHIN APPROXIMATELY 11 ACRES OF GARDENS, PADDOCKS AND ORCHARD, ENJOYING AN IDYLLIC POSITION IN THE HEART OF THE SOUTH COTSWOLDS.

ACCOMMODATION

Main House: Reception Hall, Sitting & Dining Room, Library / Study, Family Room / Office, Kitchen with Oil-Fired Aga, Breakfast Room / Snug, Utility Room, Boot Room, Principal Bedroom Suite with Dressing Room & En Suite, Guest Bedroom with En Suite Shower Room, Three Further Bedrooms, Family Bathroom, Extensive Loft Storage

Adjoining Annexe: Artist's Studio, Bedroom, Cloakroom

Outside: Double Garage, Workshop / Wood Store, Stable Block with Two Stables & Tack Room (planning permission granted to convert to ancillary accommodation), Mature Gardens, Orchard, Fenced Apiary, Paddock with Field Shelter, Approximately 11.02 Acres in Total

DESCRIPTION

Approached via a sweeping orchard-lined driveway, Fosse Barn is an impressive detached barn conversion offering over 4,400 sq ft of versatile accommodation. Combining character, scale and privacy, the property provides an outstanding family home with extensive gardens, equestrian facilities and far-reaching countryside views. Occupying a superb private setting surrounded by its own land, Fosse Barn enjoys a delightful south-easterly aspect overlooking beautifully maintained gardens and adjoining pastureland. The property offers excellent flexibility, making it equally suited to family living, multi-generational occupation, home working or equestrian interests.
The approach to the property is impressive. A private driveway meanders through an established orchard containing twenty-six fruit trees, framed by a striking avenue of lime trees, before arriving at an extensive





parking area beside the house.
Particularly noticeable as you near Fosse Barn are its collection of mature trees including amongst others a magnificent American walnut, a weeping willow, a Norwegian maple, an Irish yew and a Himalayan cedar tree together with a good number of tall silver birch, wild cherry and smaller oaks.
Inside the property, a welcoming reception hall introduces the generous accommodation. The principal reception room is a spacious sitting and dining room centred around a handsome Cotswold stone fireplace with a substantial wood-burning stove. French doors open directly onto the terrace and gardens, creating a seamless connection between indoor and outdoor living.
A separate library/study provides a peaceful retreat, while the family room/office offers further adaptable space and also enjoys direct garden access through wide opening French doors. The kitchen is well appointed with extensive storage and preparation space, centred around a peninsular unit and complemented by a traditional oil-fired Aga. Beyond lies a charming breakfast room and snug, ideal for informal family living, with French doors opening onto the terrace and to the garden beyond.
Practicality is equally well considered, with a utility room and boot room providing excellent ancillary space as well as a downstairs WC.

It is worth noting that the current owners have sought and gained planning permission to extend the kitchen/breakfast room/snug further into the garden with a vaulted skylit ceiling and corner glazing to give a much larger entertaining space. Plans available upon request. (Planning ref PL/2026/00777).
The first floor offers five bedrooms, all enjoying attractive rural views across the surrounding countryside.
The principal suite features a dedicated dressing room and en suite bathroom, while the guest bedroom benefits from its own en suite shower room. Three additional bedrooms are served by the family bathroom, with one bedroom also containing a wash basin and shower.
An adjoining annexe, currently arranged as an artist's studio and a gym room with cloakroom facilities, offers exceptional flexibility and could readily serve as guest accommodation, a home office, creative workspace or independent living space for family members.



















The gardens are a particular feature of Fosse Barn and extend to approximately two acres. Predominantly level and enclosed by mature hedging and secure fencing, they include sweeping lawns, colourful planting, raised beds, two ponds and established specimen trees.
The beautiful collection of trees along the approach to the house are further enhanced by those within the wider grounds including oaks, ash, cherry, silver birch, horse chestnut and field maples.
Beyond the gardens lie approximately nine acres of level pastureland, enclosed by stock fencing, traditional dry-stone walling and mature natural hedgerows. A detached stone stable block incorporates two stables, a tack room and workshop/woodstore, while additional facilities include a field shelter within the paddock area and fenced apiary.
Planning permission has been sought and previously permitted to convert and to extend the stable block to ancillary accommodation (Planning ref PL/2023/06050). These pans are also available upon request. Access between the gardens, stables and paddocks is both practical and convenient, making the property ideal for equestrian or smallholding pursuits.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water and electricity. Private drainage. Oil fired central heating
Local Authority: Wiltshire Council
Council Tax Band: G
Viewing:: Strictly by appointment with Carter Jonas









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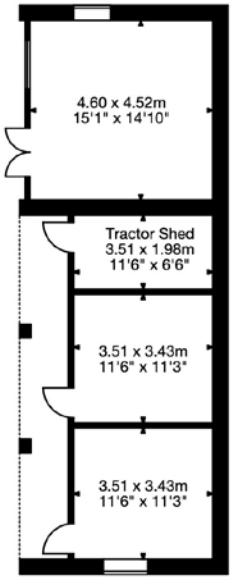
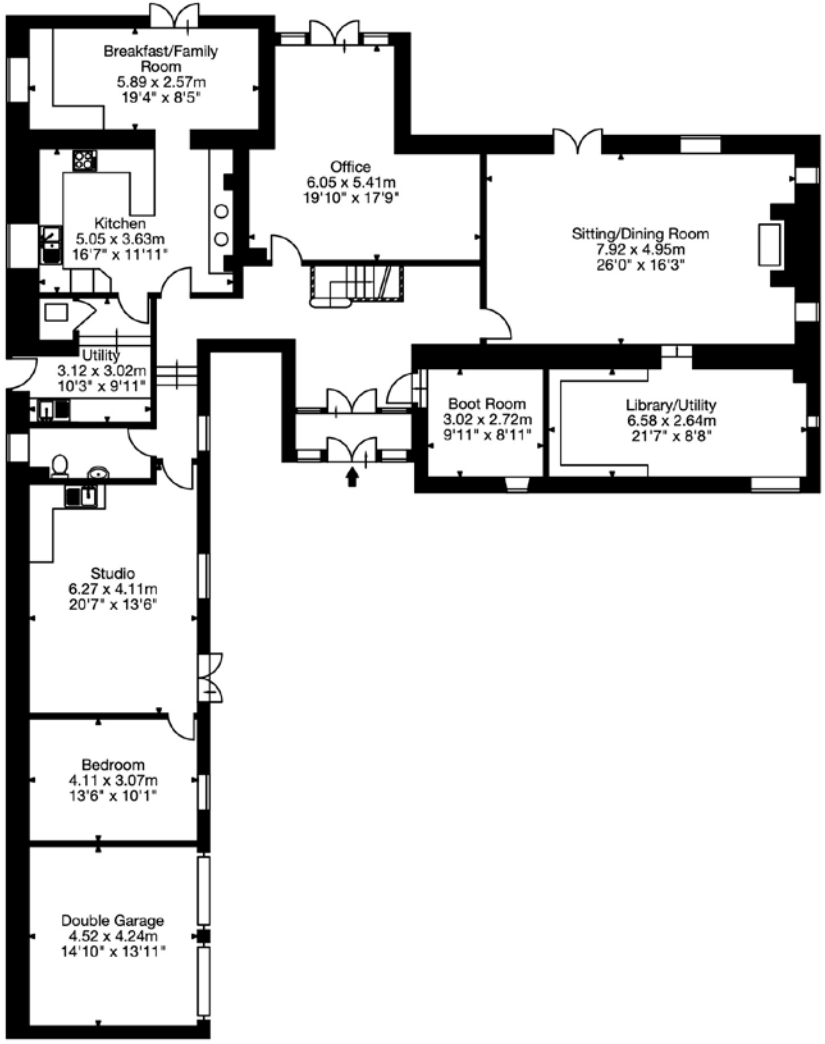
North Wraxall,
Chippenham SN14 7PQ

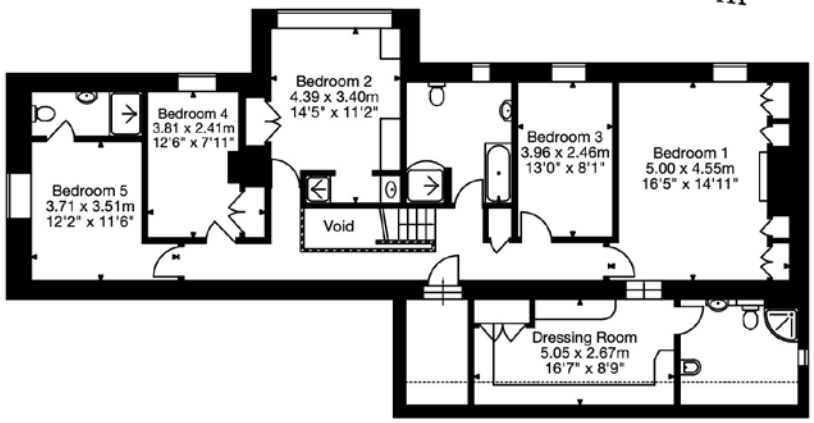
Main House
3660 Sq Ft - 340 Sq M
Garage
206 Sq Ft - 19 Sq M
Stables
564 Sq Ft - 52 Sq M
Total Area
4430 Sq Ft - 411 Sq M



Stables



Ground Floor



First Floor

Capture Property Marketing 2022. 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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