



THE GARDEN HOUSE
Stanton Fitzwarren, Wiltshire SN6 7RZ

MOORE ALLEN
& INNOCENT



An outstanding bespoke home, this exceptional property beautifully blends the charm and character of a traditional barn with the light-filled elegance of contemporary design. The result is a spacious, versatile, and supremely comfortable living environment, finished to an impeccable standard throughout.

GUIDE PRICE

£1,450,000

Set within landscaped gardens and enjoying far-reaching views from its idyllic rural village setting, the home is constructed in classic Cotswold stone, complemented by striking exposed oak timbers. Careful attention has been paid to environmental performance, with triple-glazed aluminium doors and windows, state-of-the-art heating and cooling systems, and full connectivity including Cat 6 networking. These features combine to achieve an impressive Energy Rating of B (86).

Accessed via double gates, the gravel driveway provides ample parking and leads to a substantial garage/workshop, which conveniently connects to the main house and includes an additional room above—further enhancing the already generous accommodation.

The quality and character of the home are immediately evident upon entering through the oak-framed porch. Attractive natural stone flooring extends into a welcoming hallway and flows seamlessly through to the superb open-plan kitchen—the true heart of the home.

Designed with clean, contemporary lines, the kitchen is enhanced by distinctive cracked Gesso panels, offering both visual interest and sophistication. It provides ample storage and workspace, a full

suite of integrated appliances, and a central island ideal for casual dining. Expansive glazing to the rear floods the space with natural light, illuminating the generous dining area, which comfortably accommodates a large table and relaxed seating, perfect for family gatherings and entertaining.

Leading from this central hub are two spacious reception rooms. The triple-aspect sitting room features a striking cut-stone fireplace with a Stovax wood-burning stove as its focal point, while the second reception room, currently used as a games room, offers excellent flexibility to suit a variety of needs. Both rooms open onto a sheltered courtyard-style garden, creating a seamless indoor-outdoor entertaining space.

The ground floor also includes a study, a well-appointed utility/laundry room, and a stylish shower room. Each bathroom throughout the home has been individually designed, showcasing high-quality fittings and distinctive finishes.

Upstairs, the thoughtful design incorporates vaulted ceilings and full-height glazing, maximising light and capturing the surrounding views. The principal bedroom suite features a walk-in dressing room and a luxurious en-suite bathroom. A further double bedroom benefits from built-in storage and its own en-suite shower room, while two additional double bedrooms, each with fitted wardrobes are served by a beautifully appointed family bathroom. All bedrooms are fitted with air conditioning.

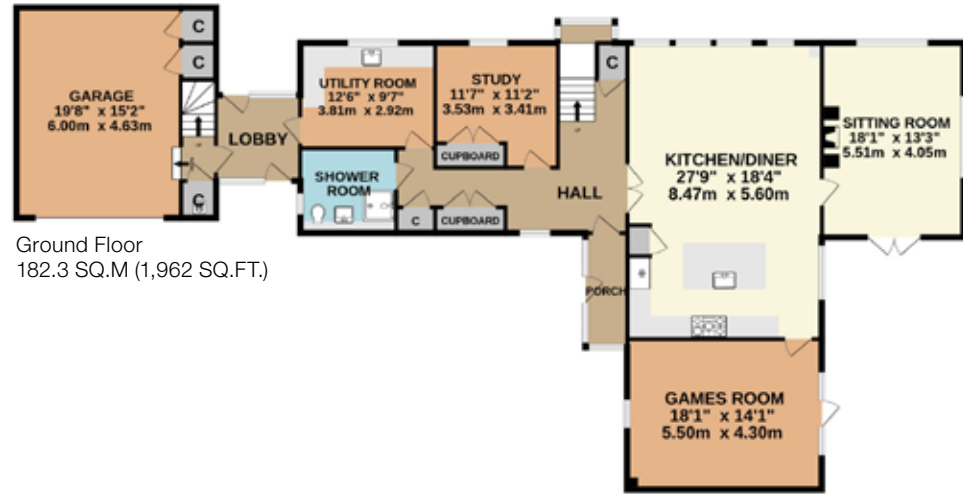
Outside, the landscaped gardens offer a variety of spaces for both entertaining and quiet relaxation. Well-maintained lawns are complemented by thoughtfully planted mixed borders, providing colour and interest throughout the seasons, along with inviting spots to enjoy a morning coffee or evening drink.





33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk



Ground Floor
182.3 SQ.M (1,962 SQ.FT.)



First Floor
176.1 SQ.M (1,896 SQ.FT.)



Total Approx Floor Area
Includes Garage and Office above
358.4 SQ.M (3,858 SQ.FT.)

Services: Mains electricity, water and gas are connected to the property. Gas fired wet system underfloor heating to both floors and to the room above the garage. Water supply, softened and filtered. Broadband & Mobile signal checker via www.ofcom.org.uk.

Outgoings: The property has been placed in Band 'G' for Council Tax purposes; charges 2026/27 £4,025.14. EPC B (86).

Local Authority: Swindon Borough Council.

Tenure: Freehold with vacant possession upon completion.

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016