




**Paddock Barn**  
The Gibb, Castle Combe, Chippenham

**STRUTT  
& PARKER**

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## A spacious and beautifully modernised family home with a two-bedroom self-contained cottage and extensive grounds

Located just a stone's throw from Castle Combe and situated on the outskirts of Hamlet of The Gibb, this four-bedroom family home has been tastefully modernised throughout, blending historic charm with contemporary living. It also offers a detached two-bedroom holiday cottage and is set within 2.63 acres of grounds and gardens.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**DETACHED BARN**



**4,026 SQ FT**



**FREEHOLD**



**VILLAGE**



**2.62 ACRES**



**GUIDE PRICE:  
£2,000,000**



### The property

Paddock Barn is a newly modernised detached residence combining contemporary living with timeless charm. Located on the edge of the sought-after village of Castle Combe, this exceptional home includes an independent two-bedroom annexe and 2.62 acres of private gardens and paddocks, making it ideal for families, multigenerational living, or equestrian pursuits.

The ground floor features a bright entrance hall leading to a vaulted kitchen/dining room with bespoke cabinetry, high-quality appliances, and a central island. A spacious utility room adds practicality, while the sitting room, complete with a wood-burning stove and large windows, provides a welcoming space. A separate family room offers additional living space, ideal for children or guests. A cloakroom completes the ground floor.

Upstairs, four generously sized bedrooms benefit from ample natural light and stylish interiors.

The principal suite includes an en-suite bathroom, while the guest bedroom enjoys an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

### The Old Stables

The detached annexe offers a comfortable and characterful living space, ideal for guests, extended family, or holiday rental opportunities. It comprises an entrance hallway, sitting room with wood burner, kitchenette, two bedrooms, shower room, and separate cloakroom.





## Outside

Approached via gated access, the property enjoys a sweeping gravel driveway, providing ample parking for multiple vehicles. A garage/outbuilding with double doors offers excellent storage or potential workshop space. The annexe has its own private access via the courtyard, ensuring privacy and independence.

To the rear, the property boasts beautifully landscaped gardens, thoughtfully designed with a patio terrace, a water feature, and mature planting, creating an idyllic setting for outdoor dining and relaxation. Beyond the gardens, the paddocks offer fantastic space for equestrian pursuits or further recreational use, all within a private and enclosed setting ideal for families.

## Location

The Gibb is a charming hamlet in a semi-rural setting, just moments from the renowned village of Castle Combe, often described as The Prettiest Village in England. The village is famous for its picturesque scenery, historic architecture, and use as a film location. It also boasts the Castle Combe Circuit, The Manor House Hotel, a beautiful golf course, and two traditional village pubs.

Nearby, Yatton Keynell offers further amenities, including a primary school, doctor's surgery, and a welcoming pub.

For a wider range of shopping, dining, and cultural experiences, the World Heritage City of Bath is just 10 miles away, while Chippenham (6 miles) provides excellent rail links and additional facilities. The M4 motorway (Junctions 17 & 18) offers convenient access to Bath, Bristol, Swindon, and London.



## Distances

- Castle Combe 1.6 miles
- Chippenham 6.5 miles
- M4 Junction (17) 6 miles
- Bath 12.4 miles
- Bristol 19.2 miles

## Nearby Stations

- Chippenham Train Station (Direct to London in 1hr 10 mins) 6.8 miles





## Floorplans

**Total internal area 4,026 sq ft (373 sq m)**  
**Ground floor internal area 1,616 sq ft (150 sq m)**  
**First floor internal area 1,232 sq ft (114 sq m)**  
**Outbuilding internal area 1,178 sq ft (109 sq m)**  
For identification purposes only.

## Directions

Postcode: SN14 7LH. From Chippenham, take the A420 towards Bath and Bristol. After approximately two miles, turn right, following signs for Castle Combe and Yatton Keynell. Continue through Yatton Keynell and Castle Combe, passing the entrance to The Manor House Golf Club. Upon entering The Gibb, turn right at the crossroads by The Salutation Inn, signposted Grittleton. The property is immediately on the right-hand side, just past the public house.

What3words ///tungsten.spike.legal

## General

**Local Authority:** Wiltshire District Council

**Council Tax:** Band G

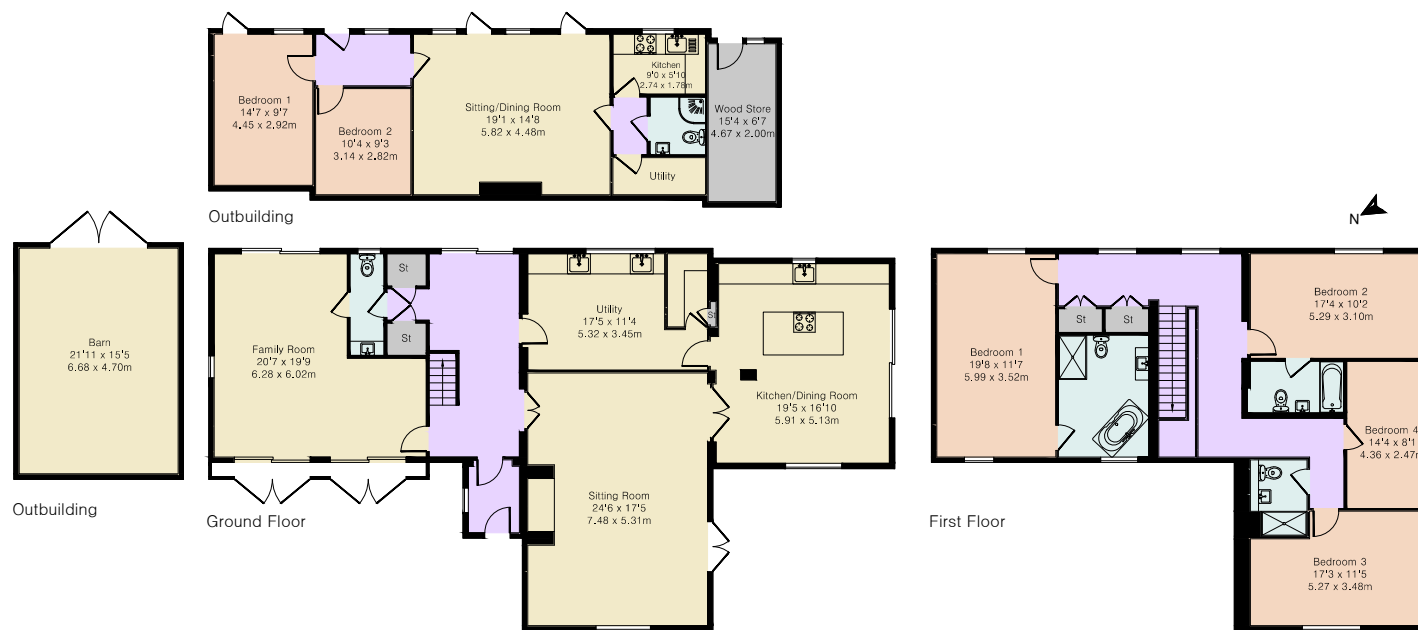
**EPC:** Band E

**Rights of Way:** There are no rights of way.

**Parking:** Private gravelled driveway.

**Broadband:** Installed and available.

**Mobile phone coverage:** Information can be found here:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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