

Boxall Barn



Boxall Barn, Tarlton, GL7 6PA

A wonderful family home in the heart of the Cotswolds

Description

Boxall Barn is a fantastic family home in the heart of the Cotswolds. Nestled down a quiet country lane the house is both welcoming and spacious. The accommodation flows beautifully and offers both generous proportions and bright and light spaces.

The kitchen is well equipped and with its breakfast bar overlooking the surrounding countryside it is the perfect spot for morning coffee. The adjoining dining/sitting room is superb for entertaining family and friends and French doors leading to the side and rear terraces allow for indoor/outdoor living in the summer months. The sitting room and adjoining living room both have substantial wood burners making these spacious yet also cosy rooms in which to relax.

A utility, with garden access, and a downstairs cloakroom are great additions to the downstairs living space.

The first floor comprises 4/ 5 double bedrooms, and a study which could alternatively be an additional bedroom or a dressing room. The master bedroom has

an en suite bathroom and a further family bathroom is across the landing. Great care and attention have been put into creating bright rooms with ample discreet storage throughout.

Outside, the South facing terrace is wonderful for al fresco dining and overlooks the flower beds and garden beyond. The gardens are predominantly laid to lawn, interspersed with herbaceous borders and pretty nooks. The driveway provides private off-road parking and the garage currently serves as a workshop.

*Kemble 2 miles
(direct train to London Paddington)
 Cirencester 5 miles
 Tetbury 7 miles
 Malmesbury 9 miles
 M4 (Junction 15) 22 miles
 Cheltenham 18 miles
 All distances are approximate*

Entrance hall • Kitchen • Dining/ sitting room • Living room • Cloakroom
Utility • 4/5 Bedrooms • Study/ dressing room • 2 Bathrooms • Terraces
Gardens • Garage/ workshop • Private parking





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Postcode: GL7 6PA.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000. Council Tax Band G &
EPC rating D.



Location

Located in Tarlton, Boxall Barn is ideally situated in the heart of the Cotswolds, close to Cirencester. Surrounded by some of England's finest countryside, country walks are on the doorstep. Nearby picturesque villages include Rodmarton, which is home to a wonderful Primary School; Kemble with its handy direct train service to London Paddington, and Ewen which has a superb gastro pub, The Wild Duck.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury is a short drive away and Tetbury, with its exceptional arboretum, is only 7 miles away. Both towns offer a selection of independent shops,

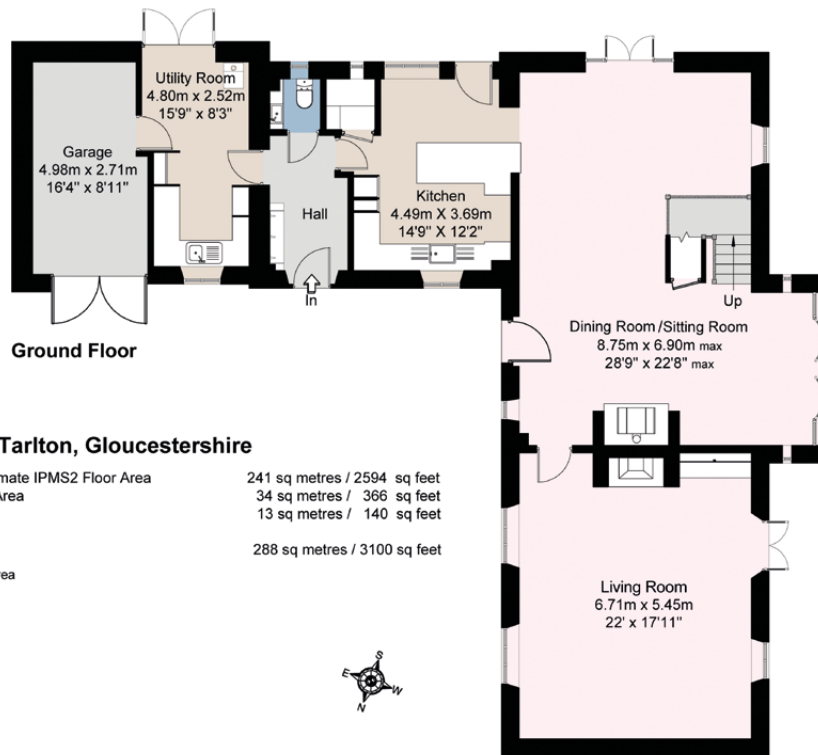
cafés and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Rodmarton Primary School, Kemble Primary School, Beaudesert Park, Powells, Deer Park, Kingshill, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, to name a few.



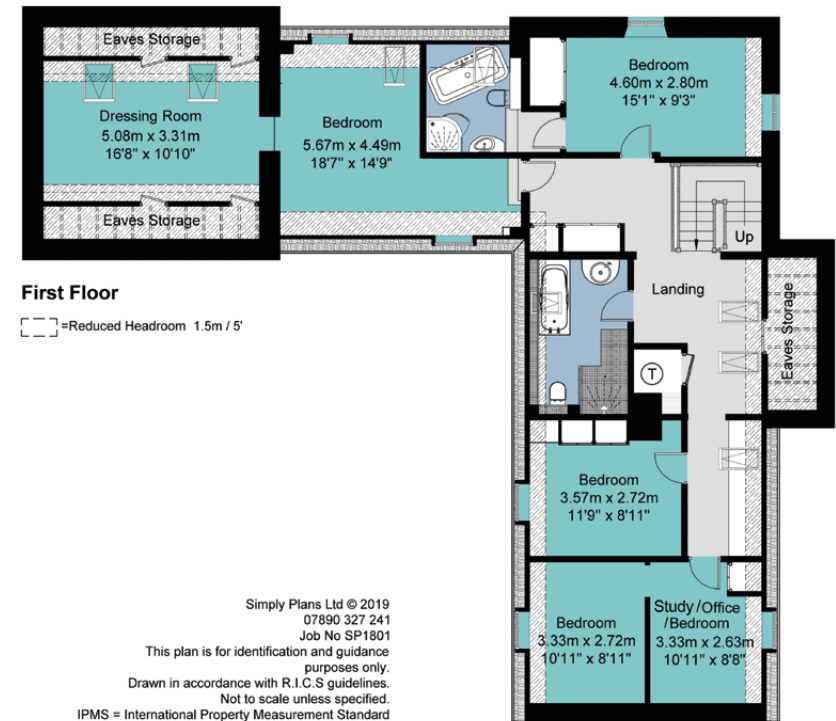


Boxall Barn, Tarlton, Gloucestershire

House Area Approximate IPMS2 Floor Area 241 sq metres / 2594 sq feet
House Limited Use Area 34 sq metres / 366 sq feet
Garage 13 sq metres / 140 sq feet

Total 288 sq metres / 3100 sq feet

▨ = Limited Use Area



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