

SWALLOW BARN



SWALLOW BARN, ALDSWORTH, GL54 3QY

KITCHEN/BREAKFAST ROOM • SITTING ROOM • UTILITY • CLOAKROOM
DOUBLE GARAGE • 4 BEDROOMS • 2 BATH/ SHOWER ROOMS • TERRACES
GARDEN • PRIVATE PARKING

A BEAUTIFUL COTSWOLD STONE BARN WITH EXCEPTIONAL COUNTRYSIDE VIEWS

LOCATION

Swallow Barn is a fabulous converted barn in the heart of the Cotswolds with some of the most breathtaking views. Renovated approximately 7 years ago, the barn has been thoughtfully created and finished to a high specification, providing beautiful living spaces which are ideal for modern day living.

Downstairs the living space, with underfloor heating throughout, is predominantly open-plan giving a wonderful feeling of space. The kitchen/breakfast room is bright and light with granite work surfaces, integrated appliances and plenty of storage space. Sliding doors give on to the sitting room with views over the terrace and countryside beyond. The oak floor and exposed beams add charm and character and the wood burner provides extra warmth in the colder months.

A handy utility room and a cloakroom are great additions to the ground floor living space.

The first floor, also with underfloor heating throughout, comprises a master bedroom with walk-in wardrobe and an en suite shower room. This is an impressive room with vaulted ceiling and exposed oak beams. There are two further double bedrooms and family bathroom along the hall.

The second floor consists of a fourth bedroom,

currently used as a home office, with exposed beams, a pitched room and Velux windows.

Discreet and ample storage is provided throughout.

Outside, the front door leads onto a beautiful walled terrace area, ideal for al fresco dining and morning coffees in the summer. The front terrace gives on to the garden, predominantly laid to lawn with beautiful herbaceous borders. The countryside views are far-reaching and truly exceptional. There is a double garage to the side of the gravelled driveway.

NORTHLEACH 4 MILES
BURFORD 6 MILES
CIRENCESTER 10 MILES
STOW-ON-THE-WOLD 14 MILES
KINGHAM 15 MILES
(DIRECT TRAIN TO LONDON PADDINGTON)
CHARLBURY 16 MILES
(DIRECT TRAIN TO LONDON PADDINGTON)
CHELTENHAM 19 MILES
OXFORD 25 MILES

All distances and times are approximate





GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Water harvester. Oil-fired central heating. Private drainage. FTH fibre broadband.

Postcode: GL54 3QY.

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 643000. Council Tax Band F.



DESCRIPTION

Swallow Barn is beautifully positioned on the edge of Aldsworth, a quintessential, idyllic village in the heart of the Cotswolds. This stunning and sought-after village is home to honey stone cottages, a superb gastro pub and has fabulous walking paths on its doorstep.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 4 miles away.

Daylesford Organic Farm Shop, 15 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

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, a handy Waitrose, cafes and twice weekly markets.

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

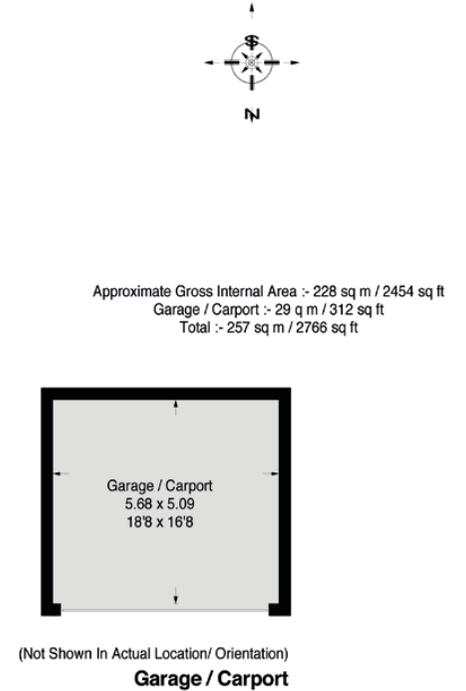
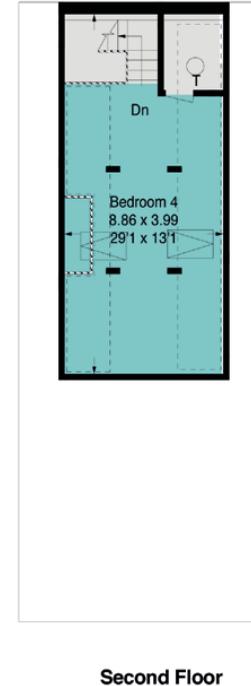
The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Meysey Hampton Primary School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

Swallow Barn is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kingham stations.



Plot 5, Swallow Barn,
Blackpitts Farm,
Aldsworth, GL54 3QY



Reduced headroom below 1.5 m / 5'0"

FLOORPLANZ © 2012 0845 6344080 Ref 92345

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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