

Telling Barn



Telling Barn, Kemble Wick, GL7 6EQ

An exceptional contemporary country home in the heart of the Cotswolds

Description

Telling Barn is an exceptional Cotswold country home created by the current owners who have been mindful to incorporate contemporary design with quintessential Cotswold charm and character.

The house has been elegantly created with attention to detail, seamlessly blending indoor and outdoor living, whilst creating bright and light spaces which flow beautifully. Underfloor heating throughout ensures warmth and comfort in the colder months.

The main living space is the sitting/ dining room/ kitchen which, overlooking the terrace and garden, is clearly the heart of the house and a great space in which to entertain family and friends. The floor to ceiling sliding doors allow for fabulous indoor/ outdoor living and give a real feeling of space and light. Carefully designed, the space is beautifully divided into cosy corners and 'rooms' with a freestanding wood burner, ideal in the winter to relax in front of with a good book and the dining area is generous and perfect for dinner parties. The bespoke Parlour Farm kitchen adds a pop of vibrant colour and is superbly kitted out for any kitchen enthusiast!

The adjacent utility/ boot room with access to the garden is perfect for muddy wellies after a long country walk and the cloakroom is a great

addition to the downstairs living space.

The living room is a quiet corner and a good home office or playroom for children with views over the garden. The adjacent bedroom with en suite shower room provides privacy when hosting guests.

The upper level comprises the master bedroom with en suite bathroom and dressing room. There are two further double bedrooms and a family bathroom. Discreet and ample storage has been thoughtfully created.

Outside the terrace area is wonderful for al fresco dining overlooking the garden and paddock. The land extends to around 1.5 acres and is mainly laid to lawn, surrounded by beautiful herbaceous borders. The private driveway provides ample parking.

*Kemble Station 2 miles
(London Paddington 75 mins)*

Cirencester 6 miles

Tetbury 9 miles

Malmesbury 10 miles

M4 (Junction 15) 22 miles

Cheltenham 23.5 miles

All distances and times are approximate

Entrance • Sitting Room/ Dining Room • Living Room
Kitchen/ Breakfast area • Utility • Cloakroom • 4 Bedrooms
3 Bathrooms • Landscaped Gardens • Terrace • Ample parking





Location

Telling Barn situated on the edge of Kemble Wick, a beautiful hamlet on the outskirts of Kemble.

Kemble, a vibrant village community, is home to a beautiful church, a very handy combined local store and post office, and both a pre-school and primary school. Surrounded by some of England's finest countryside, country walks are on the doorstep. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, and the Wild Duck Inn in Ewen, provide superb local dining options. Kemble train station provides direct, fast and easy access to London Paddington.

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.

The historic town of Malmesbury, is 10 miles away and beautiful Tetbury, is only 9 miles away. Both towns offer a selection of independent

shops, cafes 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.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

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, including Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

General Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Mechanical Ventilation with heat recovery unit.

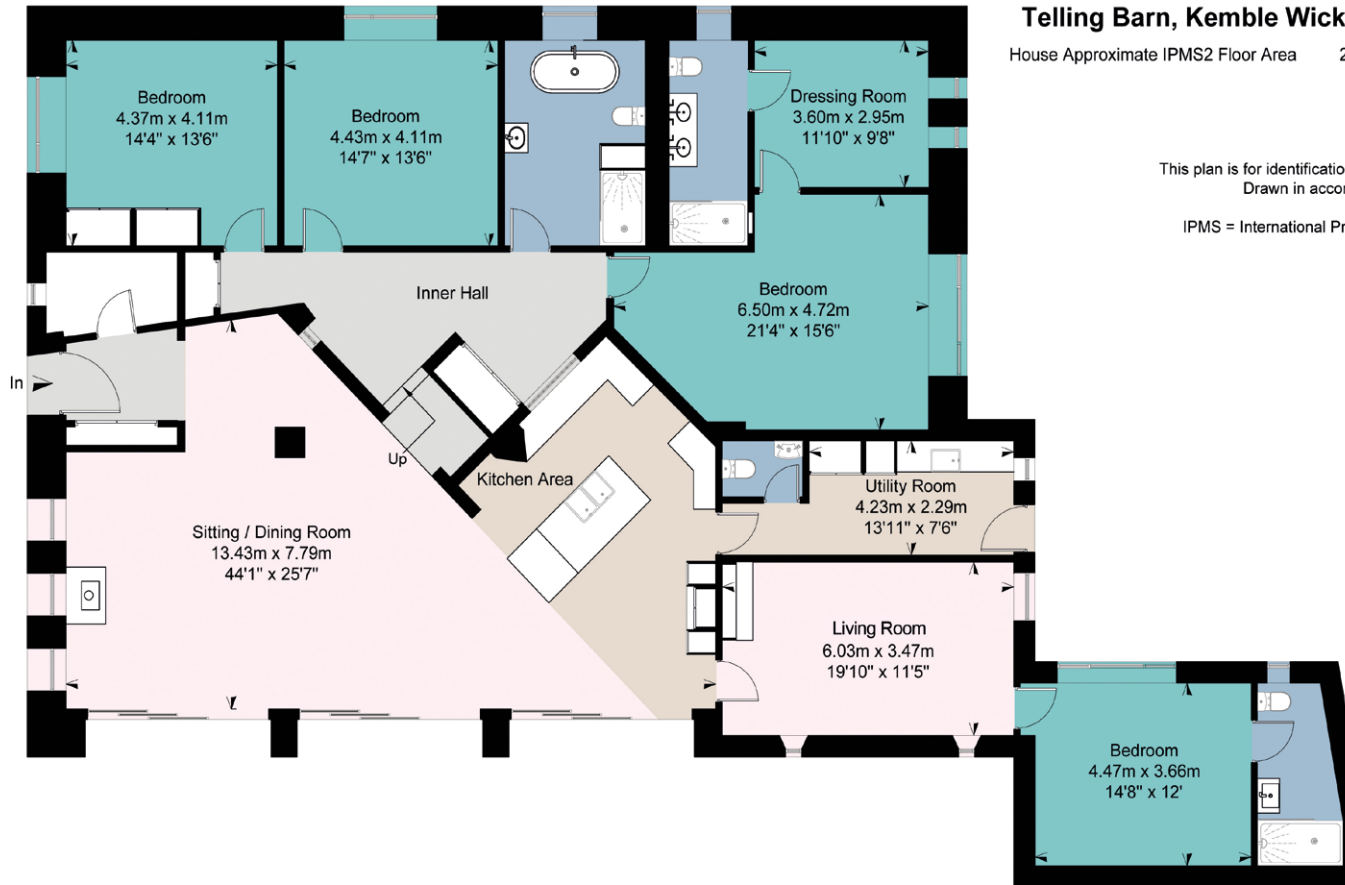
Postcode: GL7 6EQ.

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.





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