

The Old Stables



The Old Stables, Tarlton, GL7 6PA

A wonderful barn conversion in a pretty Cotswold village

Location

Located in Tarlton, The Old Stables 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.

*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 and times are approximate

Entrance hall • Kitchen/ Dining room • Living room
Utility • 4 Bedrooms • 2 Bathrooms • Terrace • Garden
Garage • Private parking





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. LPG gas 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.



Description

The Old Stables is a village house in the heart of the Cotswolds. Nestled down a quiet country lane the house is both welcoming and spacious. The accommodation, predominantly on the ground floor, flows beautifully and offers both generous proportions and superb living spaces.

The entrance hall doubles as a beautifully light garden room with easy access to the courtyard garden.

The adjacent kitchen/ dining room is well equipped with a cream Aga and ample work top space and discreet storage. It is a wonderful room in which to entertain family and friends with easy access to the terrace and garden for al fresco dining in the summer months.

The living room is both welcoming and cosy and with superb ceiling height, impressive

exposed beams and a beautiful fireplace, this is the perfect room in which to relax with a good book in front of the fire.

The ground floor comprises the master bedroom with en suite bathroom, two double bedrooms and a bathroom. All the rooms look out over the pretty enclosed garden. The first floor has a further double bedroom with plenty of discreet storage.

A utility, with garage access, and a cloakroom are great additions to the ground floor living space.

Outside the walled garden provides privacy and frames the outside space beautifully. Herbaceous borders surround the terrace area and add a pop of colour. A garden room is a wonderful addition for the garden enthusiast. The driveway provides additional private parking alongside the garage.



The Old Stables Tarlton Gloucestershire

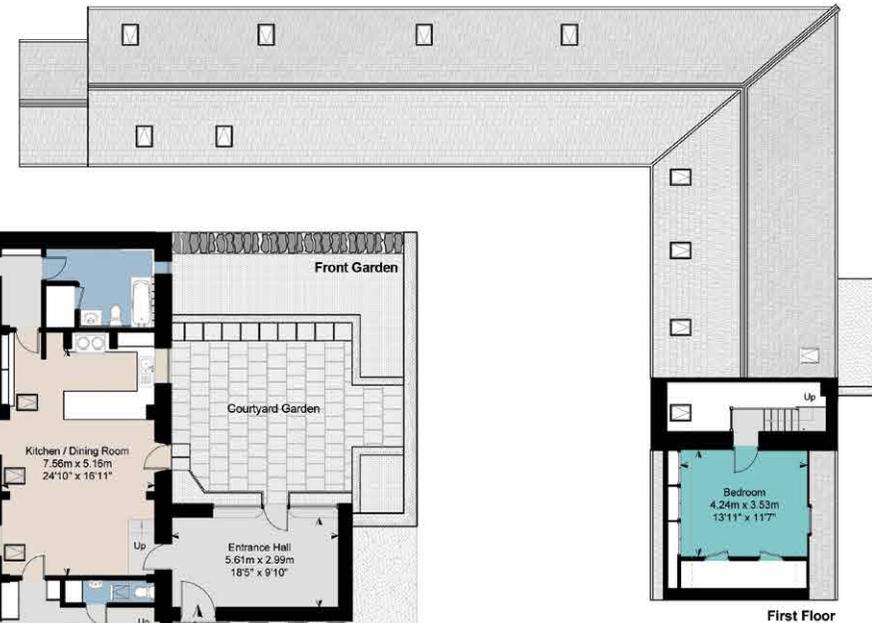
House Approximate IPMS2 Floor Area 201 sq metres / 2163 sq feet
 Carport 25 sq metres / 269 sq feet
 Garden Room 14 sq metres / 151 sq feet

Total Area 240 sq metres / 2583 sq feet
 (Includes Limited Use Area 5 sq metres / 53 sq feet)

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 07850 327 241
 Job No SP1967

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



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