

MANOR BARN



MANOR BARN, KEMBLE, GL7 6BS

AN EXCEPTIONAL CONVERTED BARN IN THE HEART OF THE COTSWOLDS

DESCRIPTION

Manor Barn is an exceptional and beautifully converted Grade II Listed barn in the heart of the Cotswolds. Elegantly renovated by the current owners with attention to detail, whilst maintaining fabulous original features, this is a spacious and bright home.

The open plan living is perfect for entertaining family and friends and the cosier areas are ideal for relaxing moments. The gabled front and rear porches with floor to ceiling windows allow an abundance of light throughout.

The main living space with underfloor heating, exposed stone walls and beams and impressive ceiling height, overlooks the immaculate landscaped garden and works beautifully for indoor/ outdoor living in the warmer months of the year.

The kitchen is fully equipped with granite counter tops, a wine fridge and contemporary mod cons. The adjacent utility/ boot room, with independent access, is perfect for muddy wellies after a long country walk and the separate cloakroom is a useful addition to the downstairs living.

The ground floor also comprises two double bedrooms, one with an en suite bathroom, and a further shower room. Discreet and ample storage has been thoughtfully created.

Upstairs is home to a comfortable and cosy open seating area with a large fireplace and wood

burner. The study mezzanine above is a quiet spot ideal to use as a home office.

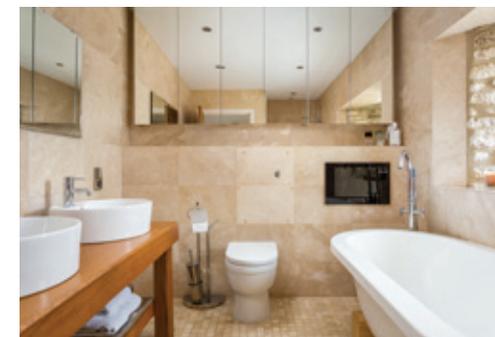
Across the landing is the master bedroom with an en suite bathroom, superbly renovated with a free standing bath, separate shower and a built-in television, superb for unwinding after a long day. A further double bedroom is across the landing.

Outside the garden is predominantly laid to lawn, interspersed with a variety of herbaceous borders, and the stunning terrace area is wonderful for al fresco dining. Beyond the garden is a vegetable patch which overlooks the surrounding countryside. To the front of the house is a private gated communal courtyard with a double car port and two useful garden sheds.

LOCATION

Located on the outskirts of the village of Kemble, with its train station providing direct fast and easy access to London Paddington, Manor Barn is ideally situated in the heart of the Cotswolds, close to Cirencester. The 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.

- DINING & FAMILY ROOM • KITCHEN • UTILITY
- CLOAKROOM • SITTING ROOM • MEZZANINE STUDY
- 4 BEDROOMS • 2 EN SUITE BATHROOMS • SHOWER ROOM
- LANDSCAPED GARDENS • TERRACE • DOUBLE CAR PORT
- PRIVATE GATED COURTYARD





GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

Services: Mains water, drainage and electricity. LPG heating.

Postcode: GL7 6BS.

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 E.



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 9 miles away and beautiful Tetbury, is only 8 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.

KEMBLE STATION 0.5 MILES (LONDON
PADDINGTON 75 MINS)
CIRENCESTER 4 MILES
TETBURY 8 MILES
MALMESBURY 9 MILES
M4 (JUNCTION 15) 21 MILES
CHELTENHAM 21 MILES
ALL DISTANCES AND TIMES ARE
APPROXIMATE



Manor Barn, 2 Clayfurlong Barns, Kemble, Gloucestershire

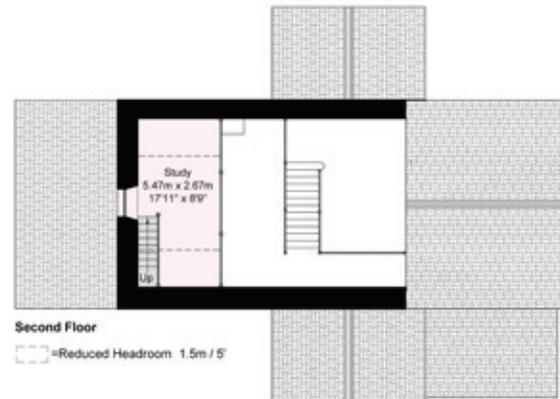
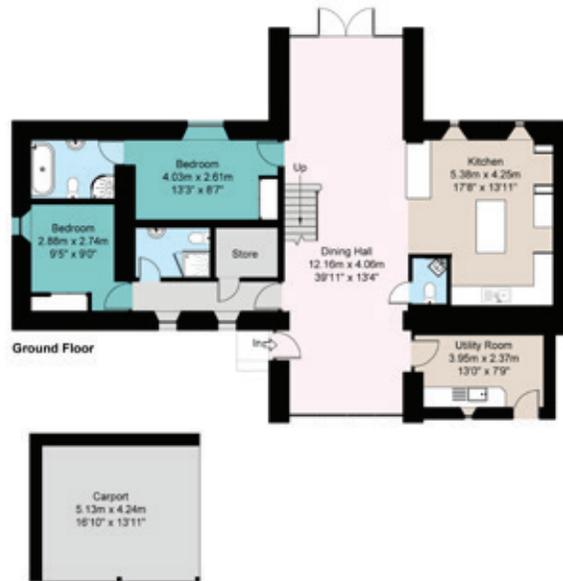
Gross Internal Floor Area Approx :-
House 218 sq metres / 2347 sq feet
Carport 21 sq metres / 226 sq feet

Total 239 sq metres / 2573 sq feet

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Job No SP1507

This plan is for identification
purposes only. Not to scale.

Outbuildings
Not Shown in Actual Location Or Orientation



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