

# FIELD BARN COTTAGE

— CIRENCESTER —







# FIELD BARN COTTAGE, CIRENCESTER, GL7 5HA

Main House: Kitchen/ Breakfast room · Snug · Drawing Room · Dining Room  
Utility · Study · Five bedrooms · 5 Bathrooms · Gardens · Terrace  
Double Carport · Shed · Stores · Gym · Private driveway · Set in circa 1.3 acres

Cottage: Kitchen · Sitting Room · Two Bedrooms · Bathroom · Terrace  
Garden · Private Parking

## An exceptional barn conversion with separate cottage in the heart of the Cotswolds

### Description

Field Barn Cottage is an exceptional Cotswold home accessed via an impressive long sweeping driveway and surrounded by fields and woodland.

Originally a cottage with farm buildings, the house has been restored and renovated over the years to create a beautiful and substantial country home only a short drive from stunning Cirencester.

An abundance of original features blend seamlessly with contemporary design to create a fabulous home adapted for everyday modern living which flows beautifully.

The kitchen/ breakfast room is clearly the heart of the house and a wonderful

space in which to entertain family and friends. The sliding glass doors allow for an abundance of natural light and is ideal for indoor outdoor living. The kitchen itself is well equipped with a variety of modern appliances and has plenty of worktop and storage space. The utility/ larder, with direct access to the garden, is a superb addition to the kitchen space and is ideal for kitchen equipment overflow and muddy wellies after a long country walk!

The snug to the front of the barn is a cosy room. Bright and light, it is a great room for quiet moments with a good book or a movie.

The drawing room, with impressive ceiling height and French doors to the gardens, is superb for larger gatherings

yet is also very cosy with an open fireplace with wood burner. The dining area is ideal for hosting special occasions and dinner parties.

The ground floor also comprises a study and a cloakroom with shower.

Upstairs there are four bedrooms, each with an en suite bathroom. Careful thought has been put into creating welcoming rooms with plenty of storage and lovely views to the front and rear of the house. A further bedroom is on the ground floor and is ideal when hosting guests.

The cottage can be accessed via the ground floor of the house. It also has independent access with a separate garden

and parking area. This annexe provides superb ancillary accommodation and comprises a kitchen, sitting room, utility and WC on the ground floor, and two bedrooms and a bathroom on the first floor.

Outside, the delightful gardens are predominantly laid to lawn, interspersed with herbaceous borders, fruit trees and colourful planters. The terrace is a wonderful spot for al fresco dining and summer gatherings and there are various other seating areas in the gardens. To the front there is a triple carport with a single EV charger, with plenty of further parking on the driveway, a store, a shed and a large gym.

Set within a generous plot extending to about 1.3 acres.

## Location

Field Barn Cottage is superbly situated in a rural location only a couple of miles north of the picturesque market town of Cirencester. Surrounded by beautiful countryside with far reaching views and exceptional walks on the doorstep, this truly is a wonderful setting for a fabulous Cotswold home.

Known as the "Capital of the Cotswolds", Cirencester 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 only a short drive to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

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

The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb, as well as superb state and grammar schools.

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.



*Cirencester 2 miles*

*Kemble 7 miles*

*(direct train to London Paddington)*

*Cheltenham 17 miles*

*M4 (Junction 15) 20 miles*

All distances and times are approximate











## General Information

Tenure: Freehold.

Services: Mains electricity, private water supply (bore hole), private drainage. Oil-fired heating for the main house and LPG gas for the cottage. Gigaclear internet.

Postcode: GL7 5HA.

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.

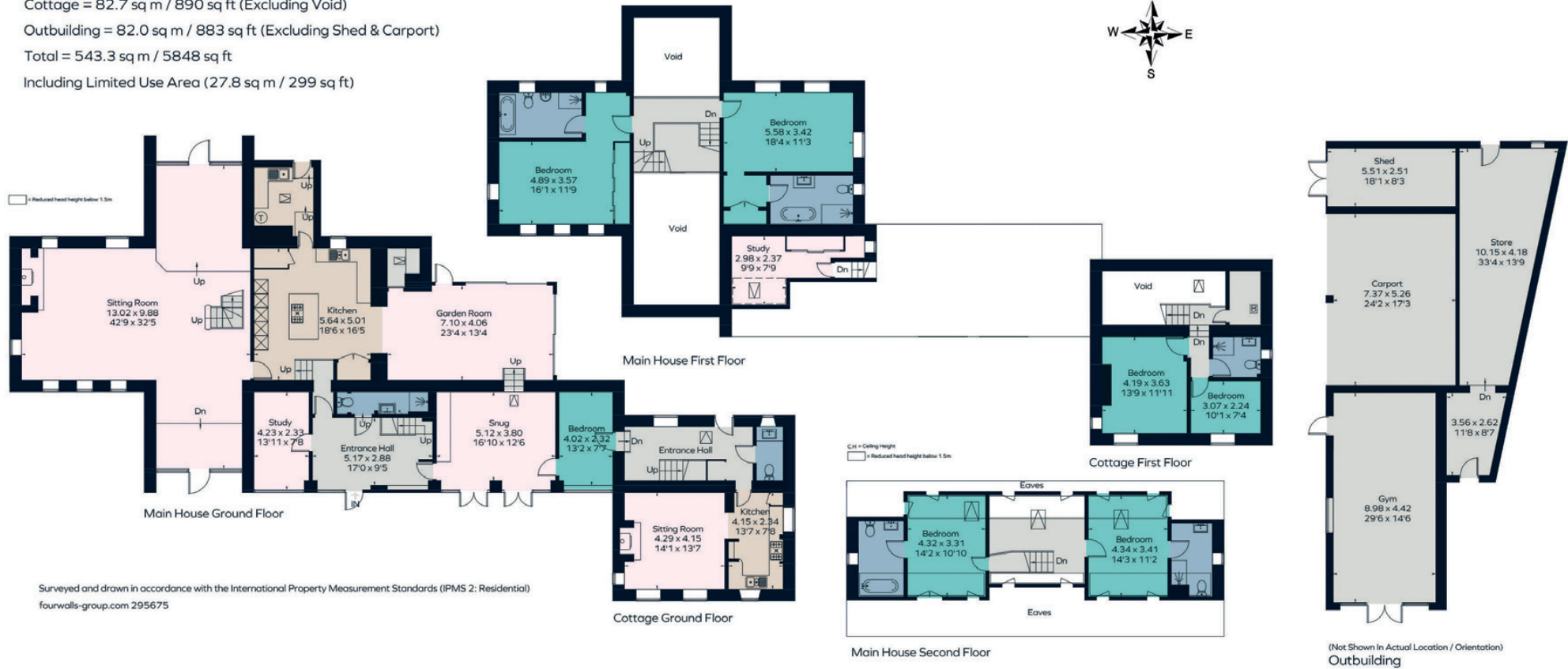
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band E. Epc rating C.







Approximate Area = 378.6 sq m / 4075 sq ft (Excluding Void)  
 Cottage = 82.7 sq m / 890 sq ft (Excluding Void)  
 Outbuilding = 82.0 sq m / 883 sq ft (Excluding Shed & Carport)  
 Total = 543.3 sq m / 5848 sq ft  
 Including Limited Use Area (27.8 sq m / 299 sq ft)



**SHARVELL PROPERTY**  
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com  
 Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN  
[www.sharvellproperty.com](http://www.sharvellproperty.com)

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