

LITTLE
HAYNES
BARN





LITTLE HAYNES BARN, KEMBLE, GL7 6BS

ENTRANCE HALL • CLOAKROOM • UTILITY • KITCHEN/DINING ROOM
BACK KITCHEN • DRAWING ROOM • SNUG • PLAYROOM • 5 BEDROOMS
3 BATHROOMS • OFFICE • GARAGE • CARPORT • PRIVATE DRIVEWAY
LANDSCAPED GARDENS • TERRACE • Paddock

AN EXCEPTIONAL CONVERTED BARN IN THE HEART OF THE COTSWOLDS.

DESCRIPTION

Little Haynes Barn is an exceptional and beautifully converted barn. Upon entering the impressive driveway with its ample parking, one is immediately struck by the privacy and attention to detail that the property offers.

Renovated and restored with passion, this delightful home provides excellent space for entertaining family and friends. The open plan living area has been thoughtfully laid out to offer not only space and light, but also comfort and warmth with ground source underfloor heating throughout.

The house is wrapped around a stunning courtyard garden with beautifully laid herbaceous borders, an impressive pergola with climbing

wisteria, and a striking central maple tree. The entrance hall in the Western wing, accessed via a stunning rose garden, provides discreet storage for winter coats and boots, and access to the utility and cloak rooms. A separate annexe bedroom in this wing, complete with en suite bathroom, offers guests privacy.

The hallway leads through to the kitchen/dining area, a superbly laid out living space which highlights the property's character and individuality. The kitchen with its fired-earth tiles, granite countertops and electric Aga, is a wonderful space to cook up a feast. An additional kitchen and pantry is an excellent addition to the bespoke design and includes a double oven, wine fridge and dishwasher. The limestone floor tiles,

combined with the extensive sliding glass doors and roof lights, ensure an abundance of natural light.

The dining room leads through to a beautiful open seating area, divided into a drawing room and a snug by an impressive central fireplace. The oak beam ceilings and floorboards are exceptional features. A mezzanine above the snug is ideal to use as a home office or a playroom.

The Eastern wing comprises a further guest bedroom with ample storage and en suite access to the family bathroom, with limestone floor and separate bath and shower. Two further single bedrooms can be found further along the hall.

The master bedroom is spacious with

ample storage and comprises an en suite bathroom with Panga Panga floor, a shower with marble reclaimed from Lloyds of London, and a copper free-standing bath. All bedrooms, with herringbone carpets, look on to the private courtyard, each with sliding glass doors giving direct access to the garden.

Outside, beyond the courtyard garden, is an immaculately kept paddock. A separate outbuilding currently houses a garage, carport and home office with Chesney wood burner. There is also a substantial wood store.

Planning permission has been granted to convert the space into a one bedroom annexe, perfect for staff or further guest accommodation.

LOCATION

Located on the outskirts of the village of Kemble, with its train station providing direct fast and easy access to London Paddington, Little Haynes 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.

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, cafes and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury, with its handy Waitrose, is 4 miles away. Beautiful Tetbury, with its exceptional arboretum, is only 6 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.

Communications in the area are very good with the M4 Junction 15 providing access to Bristol, the South West, Wales, London and Heathrow.

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









GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity, solar panel hot water system, private drainage, ground source heat pump running from the field.

Postcode: GL7 6BS.

Viewing: Strictly by appointment through Sharvell Property Ltd.

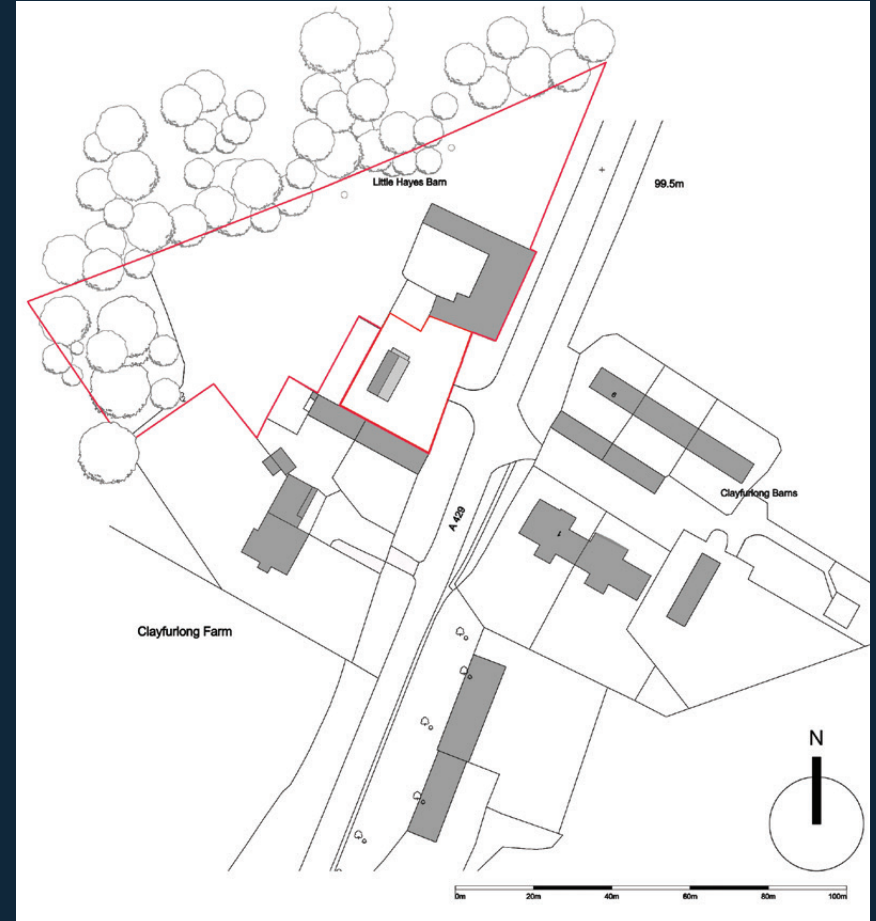
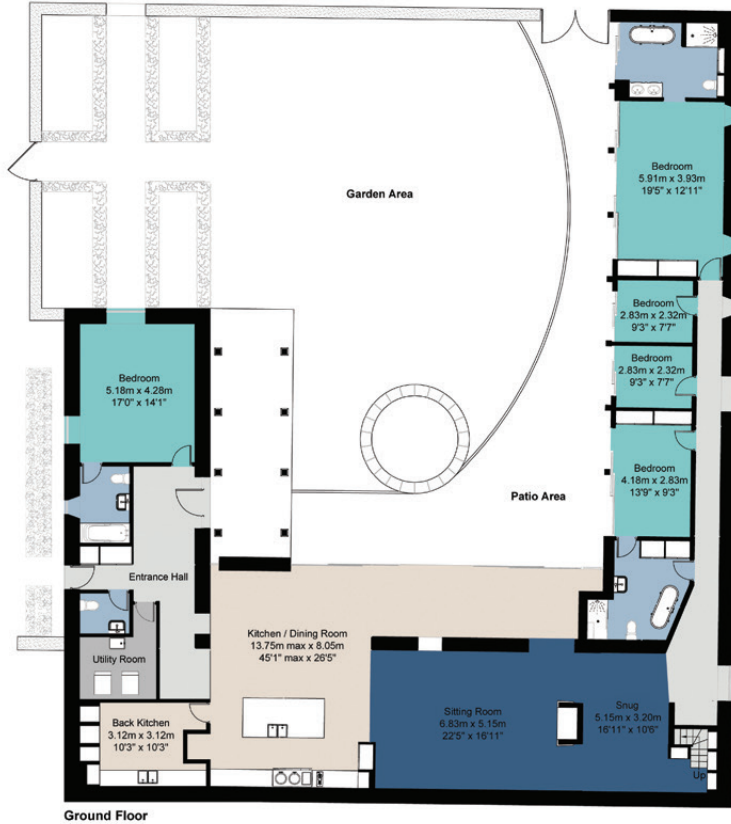
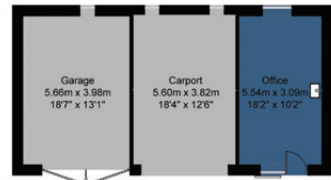
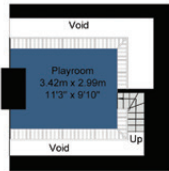
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band G & EPC Rating B.

Little Haynes Barn, Kemble, Gloucestershire

Gross Internal Floor Area Approx :-
House 325 sq metres / 3498 sq feet
Office 17 sq metres / 183 sq feet
Garage / Carport 44 sq metres / 474 sq feet
Total 386 sq metres / 4155 sq feet

■ Reduced Headroom 1.5m / 5'



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