

CARTERS BARN

Latton, Wiltshire SN6 6DP



MOORE ALLEN
— & INNOCENT —

CARTERS BARN

£925,000

LATTON

WILTSHIRE

SN6 6DP

A handsome Cotswold barn conversion with detached Annexe occupying a semi-rural position on the edge of a village.

Latton is a small village set to the north of the A419 (Swindon – Cirencester road). The settlement reflects a healthy mixture of period and modern housing. The Grade I Listed parish church of St Johns the Baptist with adjoining hall and playing fields to the front reflects a tranquil setting. The village is located on the county boundaries of Gloucestershire and Wiltshire.

Cricklade lies about 1.5 miles to the south where a good selection of daily amenities are on offer, nearby Cirencester is 'the capital of the Cotswolds' and is a charming market town steeped with Roman history and offers a wider choice of facilities. Latton is well placed for communication to the M4 (junction 15) and M5 (junction 11a), a regular train service leaves Swindon to London Paddington with journey times just under one hour.

Carters Barn comprises a detached period house set in grounds of almost 0.7 acres (0.275ha). The property is approached via five bar gate onto a sweeping gravelled drive that leads through the established grounds to the front of the house where ample parking is situated. The property offers extremely well presented accommodation displayed over three floors and briefly comprises flagstone hall with stairwell rising to first floor, well-proportioned drawing room with hardwood floor and chimney breast housing wood burning stove.

The kitchen is well appointed with double oven Aga, painted built-in units with timber worksurface, underfloor heating and exposed ceiling timbers. The kitchen comfortably accommodates dining table and opens into the magnificent family room that has roof lantern, windows incorporating French style doors that open onto the paved terrace. The ground floor is further complimented with a study, utility and cloakroom.



To the first floor lie three bedrooms, en-suite shower and family bathroom, stairs rise to the second floor where the fourth bedroom and separate bathroom are located.

The Annexe

The self contained detached annexe extends to 805 square feet and has been beautifully appointed. The accommodation is over two floors reflecting a spacious kitchen with dining area, painted 'Shaker' style built-in units incorporating domestic appliances, double doors open into the sitting room with triple aspect and French style doors to patio. The first floor offers two bedrooms and bathroom.

The grounds are well landscaped with a mixture of planted borders, specimen trees and extensive lawns. The drive leads to a useful garage and garden store.

Property Information

SERVICES

The property is connected to mains electricity and water, private drainage. EPC Band 'G'

OUTGOINGS

Council Tax Band 'G'

LOCAL AUTHORITY

Wiltshire County Council, Chippenham.

TENURE

Freehold offering vacant possession upon completion.

DIRECTIONS

From Cirencester leave the town northwards on the A419 (Swindon Road). Take the first junction off signpost to Ashton Keynes, take the second turning off the first roundabout and continue for about 1.6 miles and on entering Latton turn left leading into the village, at the church bear left and continue along the lane, Carters Barn is the last property on your left before leaving the village.





Ground Floor
Approx Floor Area
111.8 SQ.M (1204 SQ.FT.)



First Floor
Approx Floor Area
62.0 SQ.M (667 SQ.FT.)



Second Floor
Approx Floor Area
35.1 SQ.M (378 SQ.FT.)

Total Approx Floor Area 208.9 SQ.M (2249 SQ.FT.)

The Annexe (images on the left)



Ground Floor
Approx Floor Area
43.8 SQ.M (471 SQ.FT.)



First Floor
Approx Floor Area
39.5 SQ.M (425 SQ.FT.)

Total Approx Floor Area 83.3 SQ.M (897 SQ.FT.)



MA&I



33 Castle Street, Cirencester, Gloucestershire GL7 1QD

01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk

DISCLAIMER

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