

ORCHARD BARN
MINCHINHAMPTON
GLOUCESTERSHIRE





ORCHARD BARN, PEACHES FARM, MINCHINHAMPTON, STROUD, GLOUCESTERSHIRE. GL6 9BB



A SPECTACULAR CONVERSION OF A LISTED 18TH CENTURY THRESHING BARN WITH A LARGE LEVEL FIELD AND A Paddock, IN A RURAL SETTING CLOSE TO MINCHINHAMPTON, ABOUT 9 ACRES IN ALL

Entrance Hall, Drawing Room, Dining Room, Sitting Room, Study, Farmhouse Kitchen with Breakfast Room, Utility Room, 2 Cloakrooms, Master and Guest Bedroom Suites, 3 Further Bedrooms and Family Bathroom, Annexe with Bathroom, Double Garage, Private Drive, Mature Garden, Field and Paddock of About 8 Acres

GUIDE PRICE: £1,950,000

DIRECTIONS. From our office in Minchinhampton, proceed up to the Market Place, straight over into Butt Street and at the junction with the main road turn right towards Cirencester. Leave the town passing The Ragged Cot public house on your right, and take the next turning to the right shortly thereafter marked by a small sign to Peaches Farm. Follow this private road and the entrance to the drive to Orchard Barn is the first on the left denoted by stone gate pillars with geese on top. A gravelled drive leads under an arch to a courtyard opposite the front door.





LOCATION. Orchard Barn is located immediately west of Minchinhampton, amongst open farmland with far reaching views. It is less than 15 minutes drive from Cirencester and Kemble Station (London Paddington scheduled from 75 minutes) and about 17 miles from Cheltenham, so within reach of the town's excellent schools. Crucially, it is also close to the very popular Beaudesert Park Preparatory School on Minchinhampton Common, the latter incorporating one of three challenging 18 hole golf courses locally and a wonderful open space on which to ride or walk. There is a network of bridleways in the immediate area with it being very 'horsey'. Gatcombe Park, immediately adjacent, host regular horse trials and the property is almost equidistant from two major polo clubs (Cirencester Park and The Beaufort), and there is a popular pony club. Minchinhampton has a general store, post office and excellent butcher amongst other shops, as well as a health centre and dental surgery. Nearby Nailsworth and Stroud both have Farmers' Markets (the latter nationally award winning) and Stroud also has a large Waitrose plus two other major supermarkets.

Motorway M5 J13 Stroud - 6 miles, Motorway M4 J15 Swindon - 29 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 18 miles, Stroud Railway Station 3.5 miles, Kemble Railway Station - 13 miles, Cirencester (central) - 10.5 miles, Cheltenham (central) - 17.5 miles, Bristol Temple Meads - 35 miles. Distances are approximate.

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

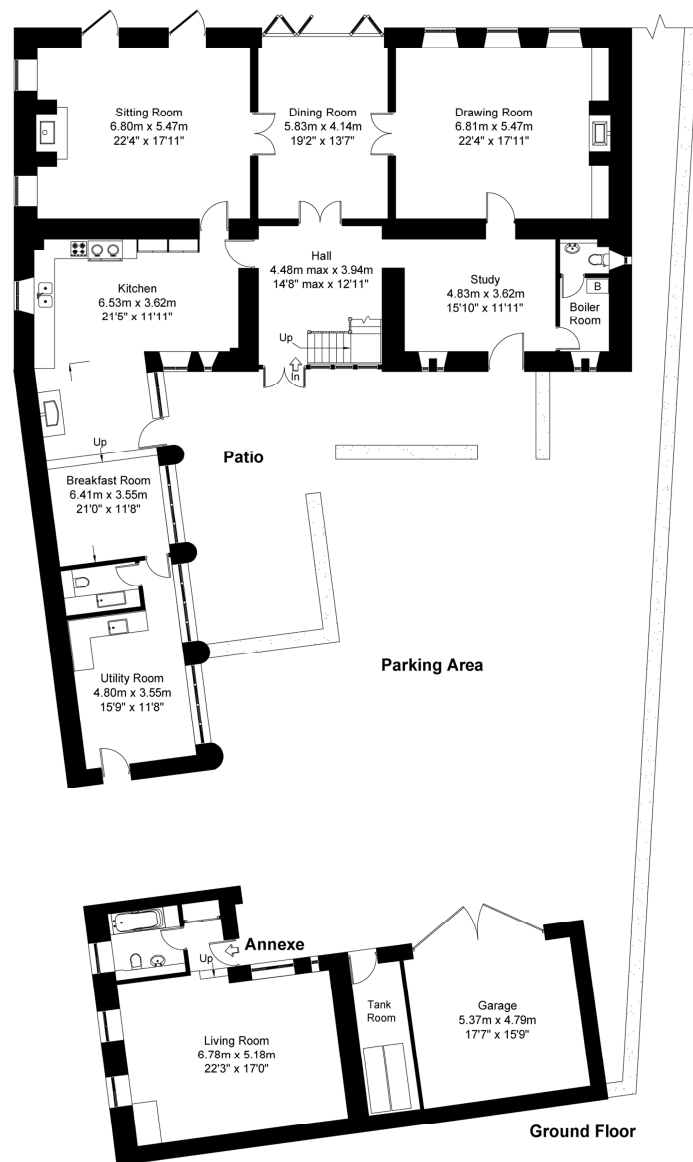


DESCRIPTION. Orchard Barn is a Grade II listed former 18th century threshing barn which has been skilfully converted into a spectacular spacious home with a lovely garden and level paddocks immediately adjacent, in all about 9 acres. Set on the edge of a group of similarly attractive former agricultural buildings and the old farmhouse surrounded by farmland, Orchard Barn is secluded but not isolated. A tree lined gravel drive leads through an arch to a courtyard opposite the front entrance to the barn. The accommodation comprises an entrance hall, four reception rooms, farmhouse kitchen with breakfast room, utility room, two cloakrooms (one with a special sink for washing dogs) and a boiler room. Upstairs, are master and guest bedroom suites, three further double bedrooms and further bathrooms, while across the courtyard is a potential annexe or games room with adjacent bathroom and a double garage. The barn retains some magnificent architectural features and its main reception rooms are flooded with light. They overlook a broad stone flag terrace to the garden at the rear. The former is flanked by the land, one main field and a smaller paddock, both in excellent heart, level, watered and flanked by hedges for shelter. They amount to about 8 acres.

TENURE: Freehold

SERVICES: Mains electricity and water are believed to be connected to the property. Oil fired central heating. Private drainage.

VIEWING: By prior appointment with MURRAY'S ESTATE AGENTS, MINCHINHAMPTON OFFICE 01453 886334, who will be pleased to show prospective purchasers around the property.

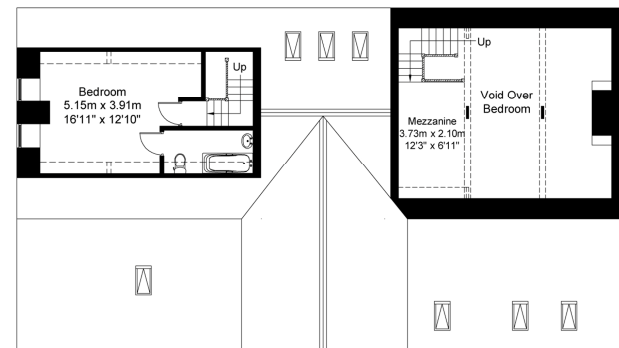


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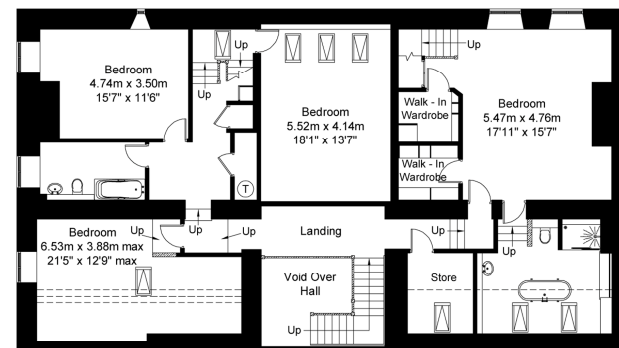
Orchard Barn, Peaches Farm, Minchinhampton, Gloucestershire

Gross Internal Floor Area Approx :-
House 430 sq metres / 4629 sq feet
Annexe 42 sq metres / 452 sq feet
Garage 35 sq metres / 376 sq feet

Total 507 sq metres / 5457 sq feet



□ = Reduced Headroom 1.5m / 5'



SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate.



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