



A substantial period stone barn with secondary accommodation

Meadow Barn, Great Rissington, Cheltenham, Gloucestershire, GL54 2LP | Guide Price £2,250,000

Council Tax Band G | EPC Rating E
Freehold



4-5  3  4 

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Ground Floor

- Reception Hall
- Drawing Room
- Dining Room
- Study/Bedroom 5
- Kitchen/Breakfast Room
- Utility Room
- Garden Room
- Cloakroom

First Floor

- Galleried Landing
- Master Bedroom with Dressing Area and En Suite Bathroom
- Two Further Bedrooms
- Family Bathroom
- Walk-in Wardrobe

Second Floor

- Double Bedroom with Landing Area and En Suite Shower Room
- One bedroom Annexe
- One Bedroom Cottage
- Garage
- Wood Store
- Workshop
- Store Room Potting Shed
- Tank Room
- Garden Store
- Driveway
- Gardens

Bourton-on-the-Water 2 miles,
Stow-on-the-Wold 5 miles, Burford
8 miles, Kingham (mainline station
London/Paddington from 80
minutes) 8 miles, Cirencester
18 miles, Cheltenham 18 miles
(all distances and times are
approximate)

Situation and Communications

Meadow Barn is situated on the
edge of the pretty village of Great
Rissington comprising traditional
Cotswold properties, a fine church,
thriving primary school, cricket
club and village pub. The village
lies within the Cotswold Area of
Outstanding Natural Beauty and is
close to the local market towns of
Bourton-on-the-Water and Stow-on-
the-Wold.

The highly regarded village of
Kingham with Daylesford Organics
and mainline station to London
Paddington is eight miles away.
Soho Farmhouse is 19 miles distant
and offers exclusive leisure amenities
to members.

Road links in the area are excellent
with the north-south A429 and
east-west A40 providing access to
Cheltenham, Cirencester, Oxford and
Stratford-upon-Avon.

There is a wide range of private
and state schools both locally and
further afield including the highly
regarded Cotswold School in
Bourton-on-the-Water (three miles)
which achieved academy status in
2020 and Kingham Hill School (eight
miles). The village has a primary
school rated Outstanding by Ofsted
in 2011.









There is an abundance of fine walks and bridleways in the area and many fine houses and gardens to visit locally and further afield. Golf courses are at Naunton Down, Chipping Norton, Burford and Broadway. National Hunt Racing at Stratford-upon-Avon and Cheltenham.

The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival and the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

Meadow Barn

Meadow Barn is a substantial four/five bedroom period stone barn in a lovely elevated edge of village location. Potential exists to extend subject to the usual consents. Situated in 1.45 acres of immaculate mature gardens, this property includes two detached one-bedroom cottages, ideal for a variety of purposes including granny annexe, home office or guest/staff accommodation. There are also extensive outbuildings.

Access to the main house is through the original cart entrance, now fully encased in glass, leading into a light and spacious double height reception hall with flagstone floor. Beyond is a large drawing room with exposed beams, window seats, fireplace with wood-burning stove, and a dining room with space for a study area. There is a generous, vaulted kitchen/breakfast room fitted with a range of units and quartz worktops, an inset sink and integrated appliances including a fridge and dishwasher, and a cooker hood. There is also a triple aspect garden room, utility room and cloakroom. The study could be used as a bedroom and there is scope to create an en suite utilising the plumbing already in place.

Upstairs is a galleried landing and partly vaulted principal bedroom suite with fitted wardrobes, a dressing area and en suite bathroom. There are two further bedrooms off the landing along with a family bathroom, and on the second floor, an attic gallery landing, double bedroom and en suite shower room with limestone tiling and contemporary fittings.

Within the grounds is Amy's Cottage, designed as a granny annexe but ideal as a home office, complete with an open plan living room/kitchen, double bedroom with en suite shower room and a south facing courtyard garden and parking area.

Daisy's Cottage is more recently converted and features an open plan living room with a well appointed kitchen, double bedroom and bathroom. It also has parking and a private enclosed courtyard garden. Daisy Cottage is currently used as a successful holiday let which generates a good income.

Approached via electric gates and a private driveway and adjoining farmland bounded by Cotswold stone walls, the stunning gardens that surround the property include an enclosed paved rose garden, sweeping areas of lawn dotted with specimen trees and shrubs, summerhouses, dining terrace and a large ornamental pond with water feature, plus a copse of trees. There is also a range of versatile outbuildings including garage, workshop, woodstore and storage shed with fireplace.





General Information

Tenure

Freehold.

Services

Mains water, drainage and electricity are connected. Oil fired central heating. High Speed Broadband (Gigaclear is available in the village)

Local Authority

Cotswold District Council.
T: 01285 623000.
Council Tax Band G.

Viewings

Strictly by prior arrangement through Savills Stow-on-the-Wold, tel: 01451 832832.

Directions (Postcode GL54 2LP)

From Stow-on-the-Wold take the A424 towards Burford. After approximately 2 miles turn right towards Little Rissington & The Barringtons. At the junction turn left and immediately right. Follow the road for approximately 1.8 miles and turn right to Great Rissington. The property will be found after 0.3 miles on the right.

what3words

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447 sq m / 4811 sq ft

