

The Barn

Clapton on the Hill, Cheltenham,
Gloucestershire



A beautifully converted 18th-century barn with exceptional charm and countryside appeal.

Bourton-on-the-Water 2 mile, Northleach 4 miles, Stow-on-the-Wold 6 miles, Burford 9 miles, Cirencester 17 miles, Cheltenham 16 miles, Kingham 8 miles (trains to London Paddington from 76 mins) (all distances and times are approximate).



2-3



2



3-4

Summary of accommodation

Main House

Ground Floor: Kitchen | Dining room | Sitting room | Snug room

First Floor: Two bedrooms | Two bathrooms

Garden and Grounds

Outside Gardens | Orchard | Gravelled parking | Separate Shepherds Hut with bedroom and cloakroom | Garden store





Situation

(Distances and times are approximate)



Situated in the peaceful village of Clapton-on-the-Hill, The Barn enjoys an idyllic rural setting with outstanding views over the Windrush Valley and immediate access to scenic countryside walks. The village's lack of a through road ensures a tranquil atmosphere.



Nearby Bourton-on-the-Water offers a full range of amenities including shops, pubs, and restaurants, while Stow-on-the-Wold, Cirencester, and Cheltenham provide more extensive options.



Excellent transport links via the A429 (Fosse Way) connect to the A40, M40, and M5, with regular rail services to London Paddington from Kingham station.



The area is renowned for its high-quality education, including the outstanding Cotswold Academy in Bourton-on-the-Water, Cheltenham's respected colleges and grammar schools, and excellent schools in Oxford.



Recreational opportunities include golf at Burford, Leham, and Naunton Downs, horse racing at Cheltenham and Stratford-upon-Avon, and rugby at Gloucester. Daylesford Organic Shop and the Bamford private members club are both a short drive away, Soho Farmhouse and Estelle Manor a little further.





The Property

Thought to date from the mid-1700s and sympathetically converted around 2000, the Barn offers a unique and characterful home. The property is light-filled and seamlessly blends period features with contemporary living, showcasing a wealth of original details alongside modern comforts.

The thoughtfully designed open-plan layout is cleverly arranged around a striking central bespoke staircase, creating distinct living and entertaining zones. On arrival, a welcoming entrance hall with dramatic floor-to-ceiling windows leads to a sunny snug area, setting the tone for the rest of the home.

To the left of the staircase is a cosy sitting room featuring a 'Clearview' log burner and direct access to a side terrace – ideal for relaxed evenings. This leads on to a spacious dining hall with a useful pantry cupboard. Throughout the ground floor, elegant limestone flagstone flooring is complemented by underfloor heating.

The stylish kitchen is fully fitted with integrated appliances including a dishwasher, hob, double oven, and a freestanding 'Smeg' fridge. A separate utility room, complete with fitted units, sink, and a cloakroom, provides additional practicality away from the main living space.

Upstairs, the galleried landing opens to two generous double bedrooms, one of which enjoys an en suite bathroom. Both bedrooms have recently benefitted from replacement windows with integrated blinds. A separate family shower room, both finished with slate flooring, completes the first floor. The home also offers excellent built-in storage throughout.

In addition to the main accommodation, a charming and fully equipped Shepherd's Hut provides a delightful self-contained double bedroom with en suite cloakroom—ideal for guests or as a unique home office or studio space.





Outside

The Barn is set behind a five-bar gate, approached via a gravel driveway with ample parking.

The beautifully landscaped south-westerly garden has been thoughtfully designed with multiple terraces for al fresco entertaining, well-stocked borders, and enclosed Cotswold stone walls. Beyond the main garden lies a picturesque orchard planted with a variety of apple trees. A traditional garden shed with slate roof and power supply adds further functionality.

Property Information

Tenure: Freehold

Services: Mains electricity, water and drainage.

Oil fired central heating, water softener and fibre optic broadband

Local Authority: Cotswold District Council
01285 623000

Council Tax: Band F

EPC: D

Postcode: GL54 2LG

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



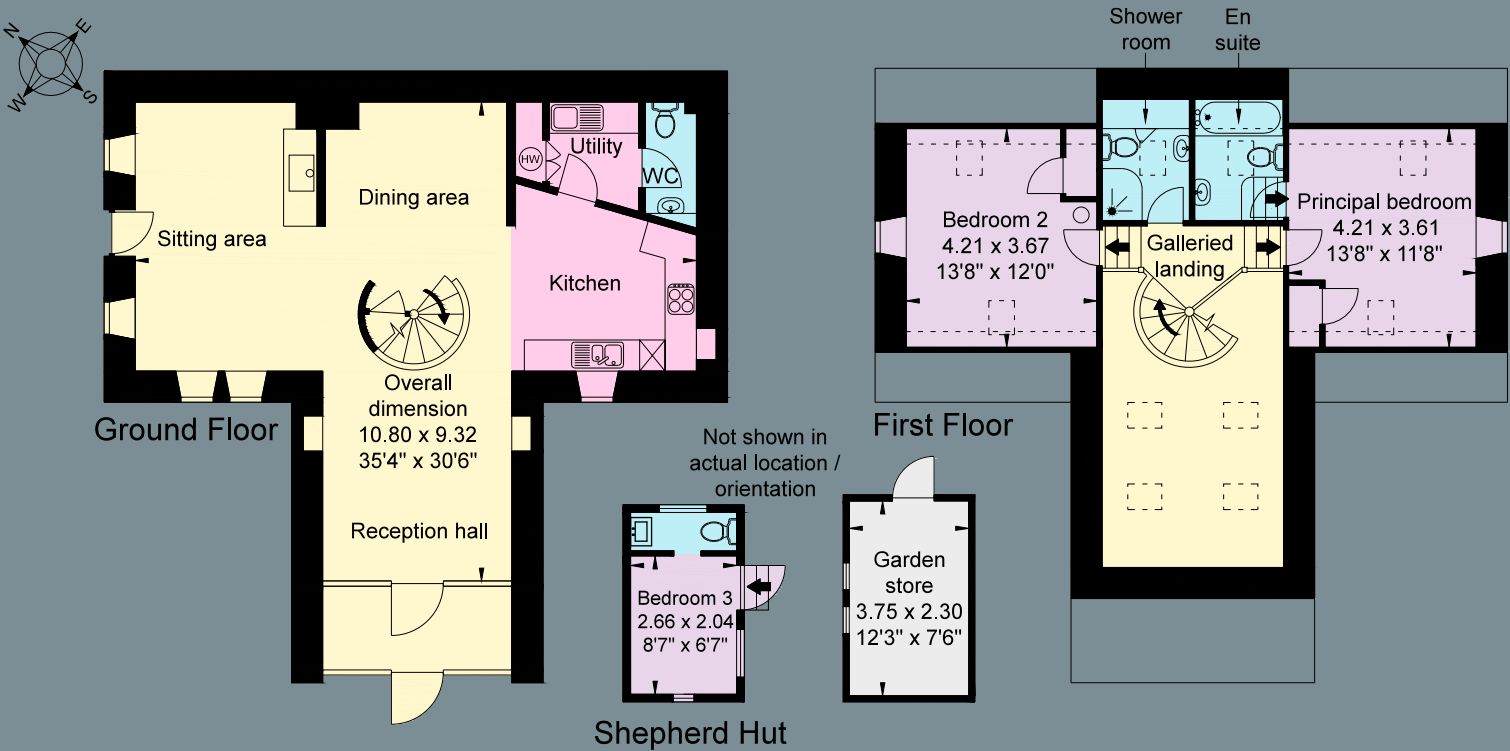
Approximate Gross Internal Floor Area

House = 125 sq.m / 1346 sq.ft

Outbuildings = 16 sq.m / 173 sq.ft

Total= 141 sq.m / 1519 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated June 2025.

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