



Tythe Barn, Taits Hill, Stinchcombe, Dursley, GL11 6BN

Guide Price £625,000

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A bespoke barn conversion set in a rural location with far reaching countryside views. The property consists of stylish and high quality fixtures and fittings with an amazing light and airy feel due to full height windows and bi-fold doors which have South facing views over fields and open countryside. This contemporary home has the remainder of a ten year new build warranty and include high tech features including air source heat pump heating with underfloor heating, CAT 5 connectivity, high insulation values and vaulted ceilings to the main living space. Kitchens and bathrooms are fabulous quality with integrated Neff appliances. The principal bedroom boasts a 'his and hers' separate walk-in wardrobe plus luxury ensuite bathroom with separate shower and there are three further ground floor bedrooms and family bathroom. Outside the properties are surrounded by fields and land with fabulous views. The large gardens have post and rail fencing which gives the impression of space and each property has large rear patios leading directly off the kitchen/living space providing excellent outdoor entertainment area. The barns are approached via a long driveway with private double parking spaces. Although essentially rural in character the properties are within a mile of the bustling town of Dursley and the A38 and M5 motorway provide excellent commuting routes.





Covered Entrance Porch

With composite multi locking front door with double glazed side screens to entrance hallway.

Entrance Hallway

With engineered oak stripped flooring and underfloor heating, built in linen cupboard with pressurised hot water cylinder and downlighters.

Kitchen/Living Space

28'5 x 18'0

With ceramic tiled floor with underfloor heating, full height windows with two sets of bi-fold doors with fabulous South facing views across neighbouring fields. Further double glazed window to side with countryside views, full height vaulted ceiling with exposed timbers and downlighters. Kitchen area with a fabulous range of bespoke hand built Shaker style units incorporating granite quartz worktops and inset stainless steel double bowled sink unit with monobloc mixer tap. Integrated appliances including twin Neff stainless steel ovens and Neff five ring induction hob unit with extractor hood over, fridge freezer, Neff dishwasher, recycling bin, pan drawers and matching wall storage cupboards. Concealed uplighters and downlighters, breakfast bar and deep storage cupboard. Living area with TV aerial sockets and Oak staircase leading to first floor galleried landing.



Galleried Landing

9'9' x 7'1

With reading/study area having panelled radiator and downlighters.

Principal Bedroom

21'9 x 15'2 narrowing to 12'

With twin Velux roof light windows, vaulted ceiling with exposed timbers and downlighters, double glazed picture window to side with countryside views, panelled radiator, TV aerial socket, 'his and hers' walk-in dressing rooms with panelled radiator and bespoke wardrobe and shelved cloaks spaces.

En-suite Bathroom

Vanity wash hand basin, concealed shower cubicle with glazed shower screen and fitted Mira shower unit. Tall chrome ladder radiator, extensive ceramic wall tiling and flooring, illuminated vanity mirror, Velux roof light window.

Bedroom Two

14'6 x 9'5

With double glazed windows and TV aerial socket.

Bedroom Three

14'6 x 9'7

With double glazed picture window and TV aerial sockets.



Bedroom Four

10'5 x 8'2

With two double glazed windows and TV aerial sockets.

Family Bathroom

Having panelled bath, vanity wash hand basin, concealed cistern WC, fully tiled walk-in shower cubicle, glazed shower screen and fitted Mira shower unit. Tall chrome ladder radiator, downlights, electric air extractor fan and illuminated vanity mirror.

Outside

The gardens have been landscaped with extensive patio creating an ideal outside entertaining space with high degree of privacy and glorious South facing aspect. There is a large area of lawns with post and rail fence backing onto open farmland with a fabulous sense of space. Outside lighting and power points, exterior tap and driveway parking for at least two cars.





- Exclusive Barn Conversion
- Four Bedrooms
- Large Kitchen/Living Room
- Bathroom Plus Ensuite
- Air Source Heat Pump Heating
- Fully Fitted Bespoke Kitchen
- High Spec Finish
- Large Private Garden
- Ample Driveway Parking
- Exceptional Countryside Views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

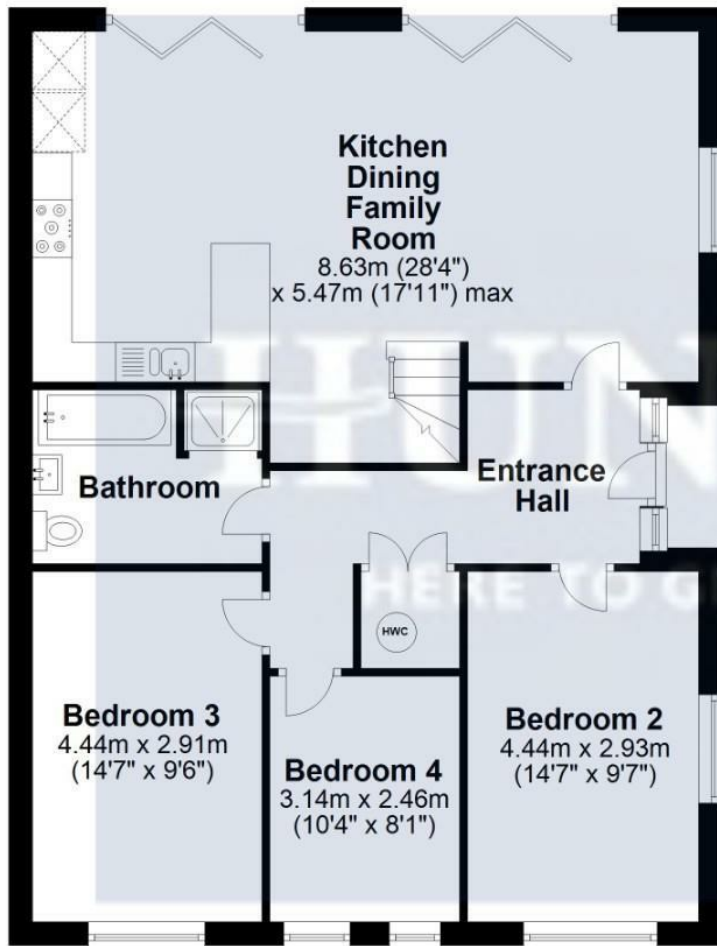
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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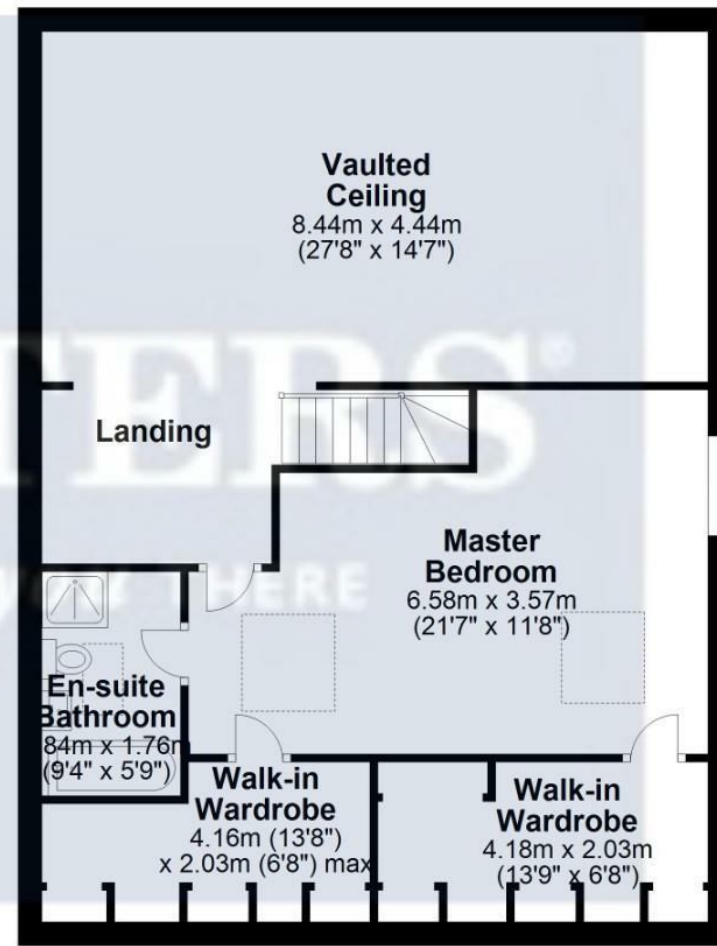
Ground Floor

Approx. 94.6 sq. metres (1017.9 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 151.5 sq. metres (1630.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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