

HEYLENS BARN,
UPPER DOWDESWELL, CHELTENHAM, GL54 4LU

 Charles Lear



HEYLENS BARN

Dating back to 1910, Heylens Barn occupies a stunning semi-rural setting, in the popular village of Upper Dowdeswell, offering far reaching views across open countryside. The property has been sympathetically renovated, to create a beautifully presented, light and characterful home, blending original features perfectly, with contemporary style. The property is offered with no onward chain.

A beautifully presented barn conversion, that has been sympathetically renovated and extended, retaining many character features. Heylens Barn occupies a stunning rural location, just outside the village of Upper Dowdeswell and offers far reaching views across open countryside. The property is also within easy reach of Cheltenham town, which is just 4 miles distant and the villages of Charlton Kings and Andoversford. The ground floor accommodation comprises a welcoming reception hall with electric underfloor heating, off of which is an generous open plan sitting room with wood burning stove and bi-fold doors onto the garden, a light and spacious kitchen/dining room, with a wide range of integrated appliances and bi-fold doors out to a patio area and the garden. The ground floor also offers a versatile family room/fourth bedroom and recently re-fitted shower room, also with electric underfloor heating. The first floor accommodation offers three good sized double bedrooms, two with dual aspect windows, offering lovely countryside views, the principal bedroom with a re-fitted en-suite shower room and a contemporary family bathroom. Externally, the property offers a sweeping driveway, with parking for 4/5 vehicles, with well-manicured gardens predominantly laid to lawn and an adjacent timber framed outbuilding, with potential to be renovated and utilised as a garage or home office.





SITUATION

Heylens Barn sits in an enviable position, on the edge of the popular village of Upper Dowdeswell. Local amenities may be found in the nearby villages of Andoversford and Charlton Kings, whilst Cheltenham is just 4 miles distant. Cheltenham offers a selection of excellent schools, in addition to a wide variety of shops, bars and restaurants, it also offers hosts a selection of annual events, including the Cheltenham Gold Cup, Literature & Jazz festivals. The property is ideally placed for access to the A40, A417 and A435 to Oxford and London. Nearby Lineover and Dowdeswell Woods, also offer popular picturesque walking routes.

GENERAL INFORMATION

Services:
Mains water, drainage, LPG gas and electric, are connected to the property.

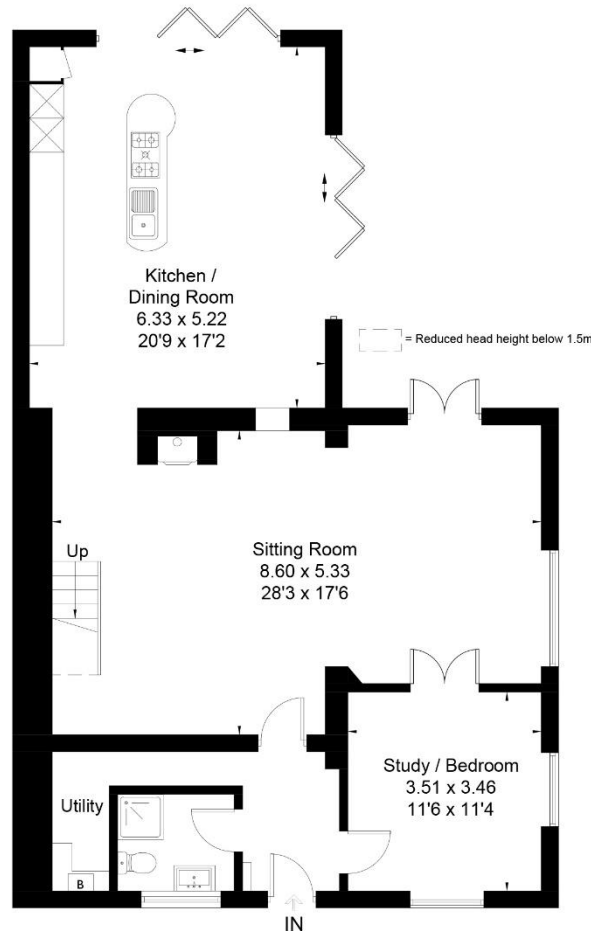
Local Authority:
Cotswold District Council: 01285 623000.
Council Tax Band: (E) - £2,420.97 (2023/2024).
EPC Rating: D.

VIEWINGS

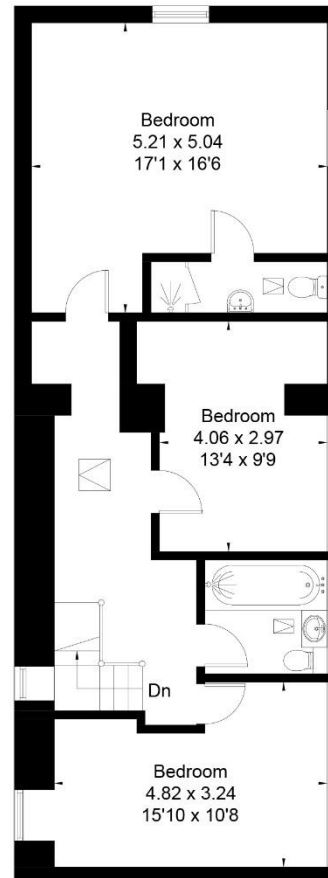
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



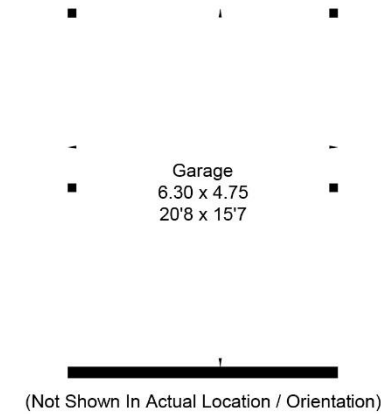
Approximate Floor Area = 180.8 sq m / 1946 sq ft
(Excluding Garage)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65487