



WEST BARN  
STANDISH, GLOUCESTERSHIRE

An attractive Grade II Listed barn conversion improved by the current owners set in a small and charming development of just 4 properties in a hamlet to the outskirts of Stonehouse.

### DIRECTIONS

From the M5 exit junction 12 for Gloucester. At the roundabout proceed towards Stonehouse. On approaching the village sign of Standish the entrance to Little Haresfield Farmhouse and Barns will be found on the left hand side. Proceed along the drive and proceed around to the right. West Barn will be found behind electric gates on the righthand side.

### LOCATION:

what3words:///shimmered.sapping.chipper



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## THE PROPERTY

- 3146 sq. ft
- 4 bedrooms
- Open plan ground floor
- Cinema
- Detached double garage
- Remote home office
- Enclosed gardens

## SITUATION & AMENITIES

Little Haresfield is a semi-rural location which is a short distance to junction 12 of the M5 providing exceptional road communications north and south. The village is situated on the edge of the Cotswold Hills and is surrounded by beautiful countryside. Overall, Little Haresfield is a charming village that offers a peaceful retreat from the hustle and bustle of city life.



## ABOUT THE PROPERTY

The principal entrance to West Barn is via the entrance hall situated at the front of the property. There is a guest cloakroom, boot room and access to a cinema room and workshop which forms part of the original barn with attractive features including a hay trough, beams and exposed brick walls.

The impressive living/dining and family room benefits from a full width run of windows providing good natural light and generous proportions, wood burning stove and access to the pretty front and rear gardens.

The modern kitchen/breakfast room is adjacent and features a wealth of floor and wall mounted cupboards with integral appliances and granite work surfaces. There is also a central island perfect for entertaining and leads to a useful utility room.

The first floor is accessed via an elegantly curved feature staircase leading up to the landing area. There are a total of four good sized bedrooms at this level, the main bedroom with a generous en-suite bathroom room and there is also a further modern en-suite shower room and family bathroom. All bedrooms enjoy vaulted ceilings with a mixture of gable end windows and Velux.

Internally there are features including under floor heating throughout, stone flooring, exposed beam work, Cat 5 cabling and super-fast Giga Clear broadband connection. Worthy of note is the large amount of natural light enjoyed from the numerous interesting window and door apertures.

West Barn is accessed via a private access road leading to 5 properties in total. The location enjoys a lovely rural setting with open fields adjacent to the driveway. The barn itself has secure electric gated access leading to a large gravelled parking area and a detached double garage with power/light, useful storage and has the benefit of a home office adjacent.

To the rear there is an open lawned area with mature hedged boundary, flower and shrub borders and a large patio area perfect for al fresco dining. Gated side access leads to the front gravelled parking area.



## PROPERTY INFORMATION

**Council:** Stroud District Council

**Council tax band:** G

**Energy performance certificate:** C

**Area:** 3556.00 sq ft

**Tenure:** Freehold

**Title Number:** GR301799

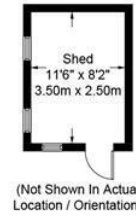
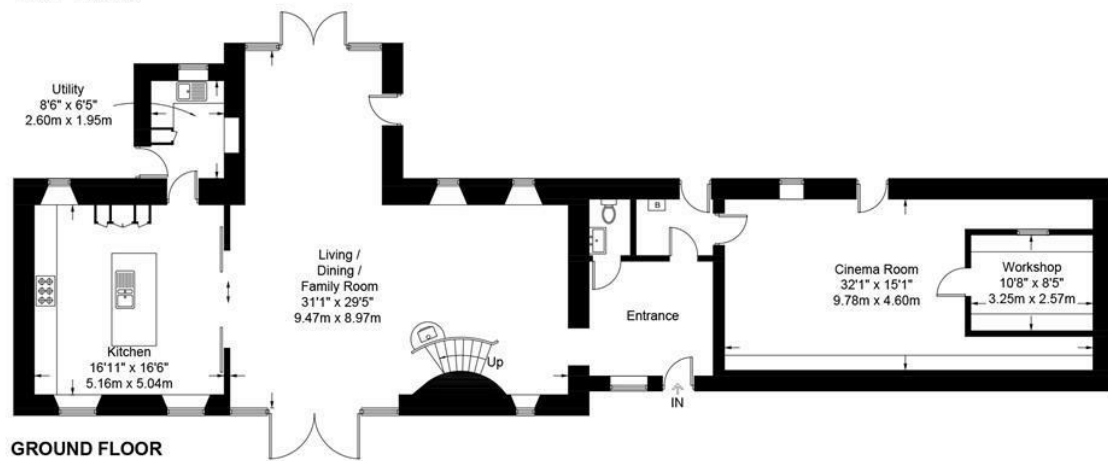
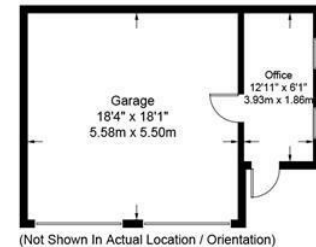
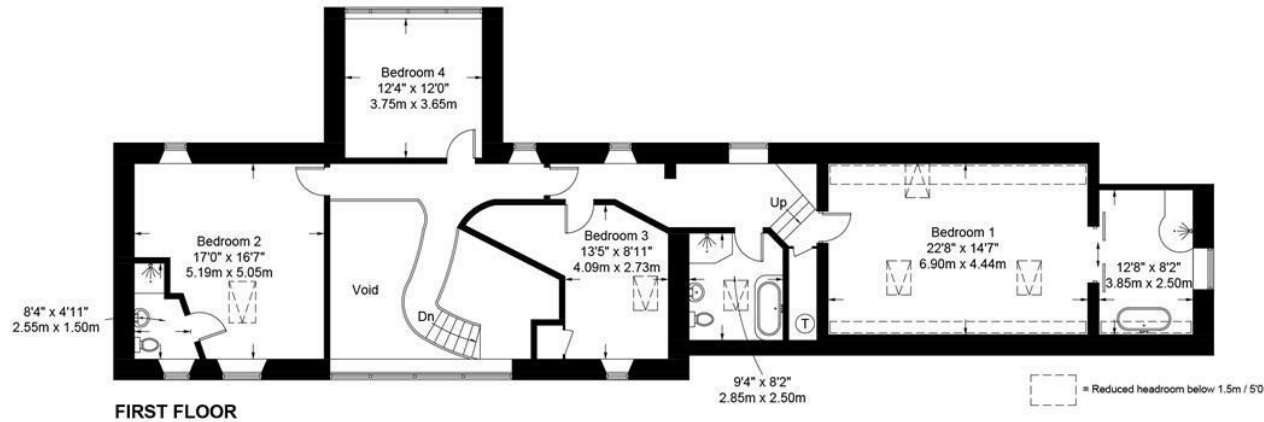
## SERVICES:

Mains water and electric and gas. Private drainage. A small levy is paid for the upkeep of the driveway including seasonal mowing of the grass verges.





# FLOORPLAN



Approximate Gross Internal Area = 3146 sq ft / 292.3 sq m  
 Garage = 332 sq ft / 30.8 sq m  
 Office = 78 sq ft / 7.3 sq m  
 Total = 3556 sq ft / 330.4 sq m (Excluding Shed / Void)



Illustration for identification purposes only, measurements are approximate and are not to scale.  
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