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The Stables, Highfield Lane, Horton, South Gloucestershire, BS37 6QU

Enjoying a peaceful setting on the edge of the Cotswolds, this beautifully updated and extended barn conversion sits within generous gardens and a convenient location.

The Stables is situated along a single-track lane on the outskirts of the village of Horton which is conveniently positioned for access to Bath, Bristol and the motorway network. As well as this, essential daily amenities are found in the nearby market towns of Tetbury, Chipping Sodbury and Wotton-under-Edge. The property has accommodation set across a single level reaching to approximately 2640sq.ft and has been beautifully and sympathetically updated and extended by the current owner.

Entering via the front door leads into a very spacious hallway with plenty of space to hang coats and remove shoes, along with an adjacent store cupboard that also houses the central heating boiler and hot water cylinder. There are doors to either side of the hallway that provide access to the living accommodation on one side, and the bedrooms to the other. The first room reached off the hallway is the spectacular kitchen/family room which has a vaulted ceiling with tie beams and exposed beams along with a flagstone floor running throughout. The kitchen sits within one half of the room and comprises a bespoke collection of painted carpentry finished in solid wooden worktops and benefits from a double Belfast sink. An electric Aga takes centre stage to the far end of the kitchen and further integrated appliances include an electric fan oven, electric hob and dishwasher. A central island unit provides further storage along with space for four stools which creates an additional social element to the room. The second half of the space provides an area for a breakfast table and sofas. The room feels light and airy from the three windows across the front and two skylights. Glazed doors from the kitchen lead into the principal living room, which is a more recent addition situated to the rear of the property. This combines both a sitting and a dining room and is flooded with natural light from a run of bi-fold doors, a window and a second set of French doors, along with two skylights. A solid oak floor runs throughout the room along with exposed brick walls that give great character, and a central, freestanding contemporary wood burner takes centre stage. The two sets of doors open onto a rear patio terrace that allow the outside to be a great extension of useable space during the summer. Beside the living room is a well-proportioned study with another great outlook across the garden. The first of the bedrooms is found beside the kitchen along with an adjacent shower room, therefore making a fantastic guest room or could even be used as an additional reception room. Full height windows are to the front with French doors, and there are stairs within the room that rise to a handy mezzanine area.

Back across the hallway leads into the bedroom wing where there are three spacious double bedrooms and a family bathroom. Although this space is a later addition to the property, the owners have sympathetically incorporated the same style and features evident in the original part of the house to include vaulted ceilings, exposed beams and a combination of flagstone and solid oak floors.



The master bedroom is a particularly spacious room that enjoys a dual aspect which incorporates French doors onto the rear terrace. There is an en-suite shower room that comprises a walk-in shower, W.C and a sink set with a vanity unit as well as a heated towel rail. The family bathroom meets the same quality in finish with a freestanding bath, walk in shower, W.C, wash basin and heated towel radiator.

Externally the property is sat within a very generous plot of gardens that reach just shy of an acre. The majority of the rear is laid to a great sized lawn that is bordered by hedges and dotted with a collection of specimen trees. The rear patio terrace enjoys a south-westerly orientation, and due to the single storey nature of the property, this enjoys sunshine throughout the day. There is a gated gravel driveway upon approach to the house which provides a huge amount of off-street parking, whilst flowing around the side of the house where there are two very useful, spacious outhouses – ideally for gardening equipment and the lawnmower. A lovely Cotswold stone wall runs the full boundary across the front of the house.

The property is connected to mains services of electricity and water. Central heating is fired by oil. The property has a private drainage system. Council tax band C (South Gloucestershire Council). The property is freehold.

EPC – E(46).

Guide Price £1,250,000



