



Ashley Manor Barn

Ashley, Tetbury, Gloucestershire





An outstanding Cotswold property in a stunning location with wonderful views.

Tetbury 4 miles, Kemble Station 4 miles (Paddington from 72 minutes), Malmesbury 6.5 miles, M4 J17 11 miles, London 98 miles
(Distances are approximate)



Summary of accommodation

Reception hall | Kitchen/breakfast room | Drawing room | Dining room | Garden room | Utility/boot room | WC

Principal bedroom with en suite bathroom | Bedroom with en suite shower room | Two further bedroom | Family bathroom
Gallery | Bedroom 5/study

Garden and Grounds

Formal gardens | Garden/Tool store | Car port | Machinery store | Wildflower meadow | Pasture field

In all about 5.95 acres

Situation

Times and distances are approximate



Ashley is just over four miles from the market town of Tetbury and about 8 miles from the larger Roman hub of the Cotswold, Cirencester.



Mainline station at Kemble 5 miles (London Paddington from 72 minutes) also Swindon or Chippenham stations. M4 (J17) 11 miles. Easy access at Cirencester to the A417 / A419 linking the M4 and M5 and beyond.



Some of the best schools in the country are found in nearby Cheltenham, Marlborough and Calne. More locally are Westonbirt, Beaudesert Park School and Pinewood. Cirencester offers well-regarded schools including Deer Park and the upgraded Cirencester Sixth Form College.



Sporting opportunities are extensive, including Golf at Minchinhampton, Bowood and Oaksey; racing at Cheltenham and Bath; hunting with the VWH and Duke of Beaufort's Hounds; with Polo at Cirencester and Beaufort; extensive water sports at the Cotswold Waterpark, eventing at Badminton and Dauntsey; motorsport at Castle Coombe and premiership Rugby at Bath and Bristol.



Ashley Manor Barn

Beautifully positioned and on the edge of the small and highly sought-after village of Ashley, Ashley Manor Barn is an excellent and impressive Grade II listed stone barn conversion offering wonderful light and open contemporary style accommodation with a good balance of conventional and open plan living. The house is positioned such that it takes advantage of the captivating views over the gardens and across the undulating Cotswolds countryside. Several of the ground floor rooms open out on to a south facing terrace and offer a considerable amount of light into the house.







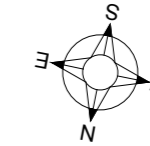
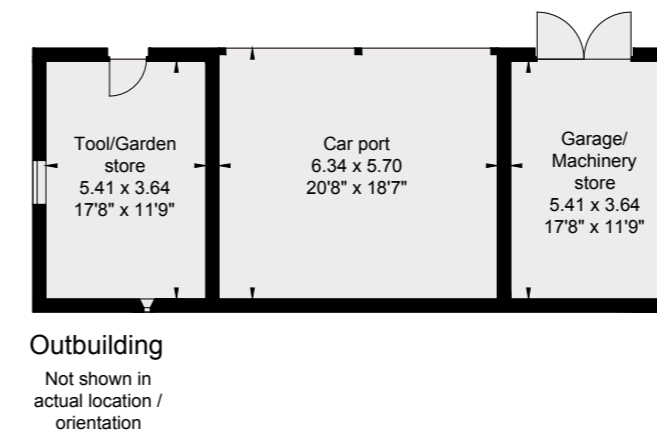
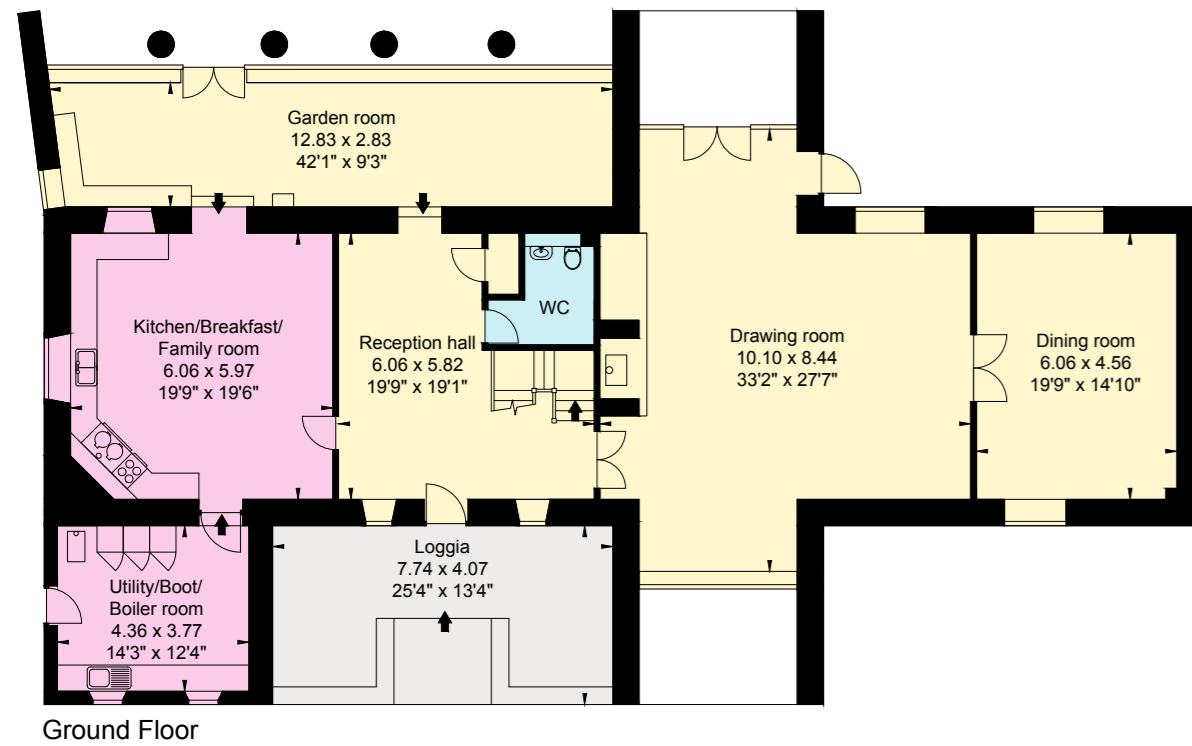
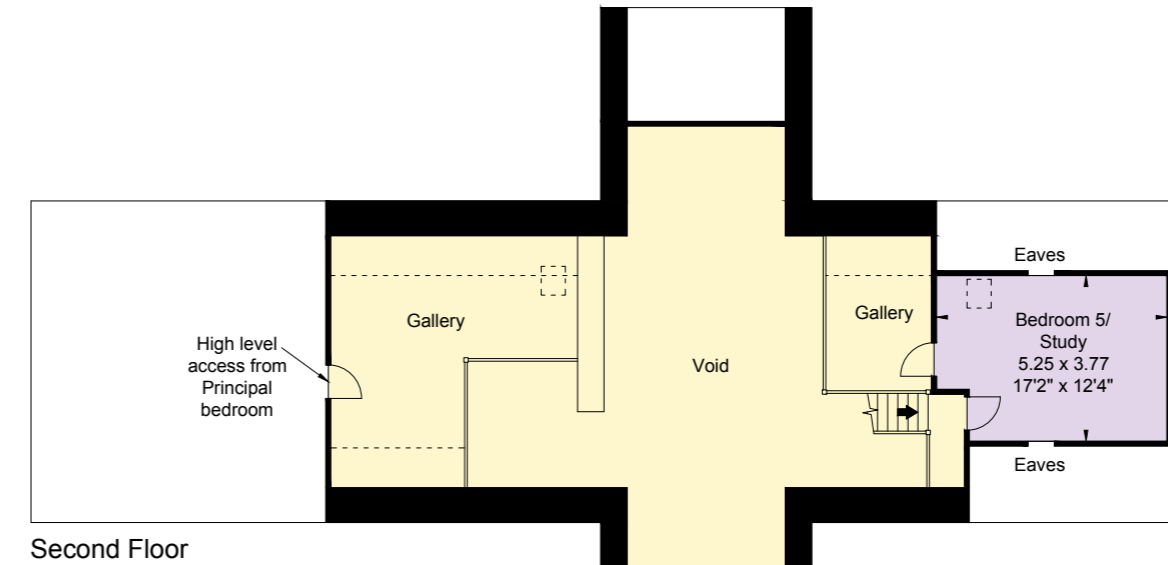
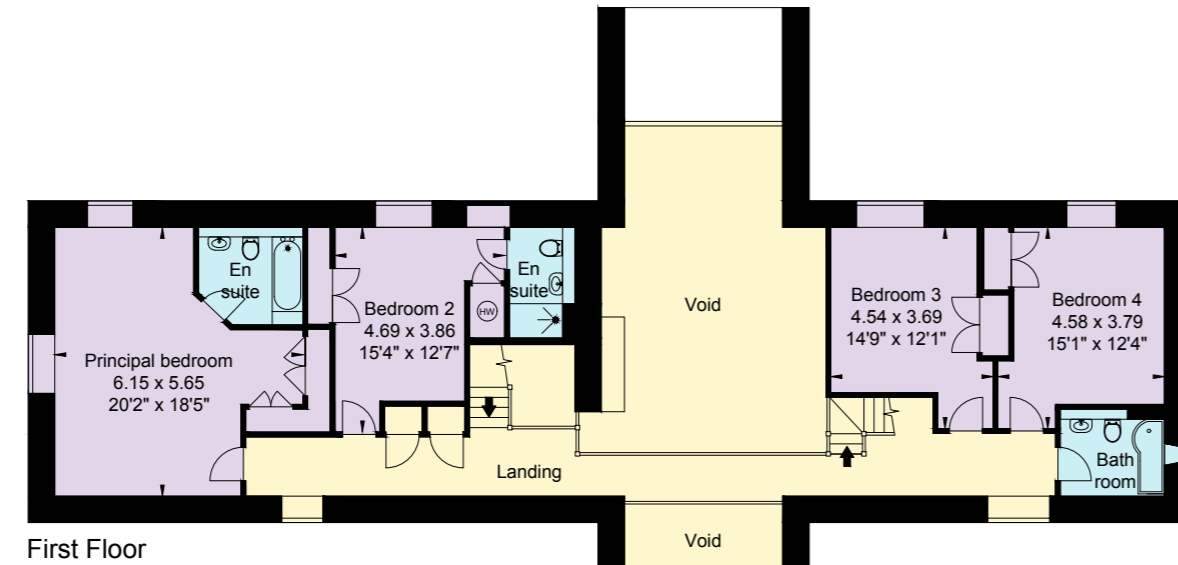
FLOORPLAN

Approximate Gross Internal Floor Area

Main House: 413 sq m / 4,447 sq ft

Outbuildings/Loggia: 109 sq m / 1,175 sq ft

Total: 522 sq m / 5,622 sq ft (Incl. restricted head height/excl voids)



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.



Gardens and Grounds

Extending to just under 6 acres in all, the property is beautifully positioned within its grounds. The gardens are a wonderful feature of the property and are mainly south facing. There are several areas and compartments within the garden offering varying degrees of formality. Open lawns with beautiful flower and shrub borders are located to the front and rear of the house. Additional structure and interest is provided by neatly clipped beech and hornbeam hedging further enhancing the variety of spaces to enjoy including a less formal area.

The beautiful gardens are accessed directly from the garden room and drawing room, doors lead out onto a terrace which provides views over the surrounding grounds.

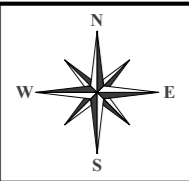
Beyond the garden is a pasture field which is fenced and provides a good feeling of space and privacy.

Across the gravel drive from the house is a substantial and nicely presented stone building for garaging, and garden stores.





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Date: 20:05:24
 Drawn By: CW
 Scale: 1:1400 @ A4
 Plan Ref: 18834

Title
Asley Manor Barn

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Property Information

Services:

Oil fired central heating system, private drainage, private water supply via shared rights to a bore hole, mains electricity, fibre optic broadband is connected.

Tenure:

Freehold.

Local Authority:

Cotswold District Council

Council Tax:

Band G

Planning:

Grade II Listed

Guide Price:

£2,250,000

Directions:

What3Words: //life.liquids.yacht

Postcode:

GL8 8SX

Viewings:

All viewings strictly by appointment only via Knight Frank LLP.





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