



Long Barn, Aldsworth, Gloucestershire



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A spacious five bedroom Cotswold stone converted barn with over 5,000 sq ft of flexible living accommodation and a private south-facing walled garden.

Summary of accommodation:

Hall | Kitchen | Sitting room | Living room | Family room | Study

Boot room | Utility room | WC | Two bedrooms | Bathroom

Principal bedroom with en suite shower room

Two further bedrooms | Bath and shower room

Triple bay garage



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3



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EPC

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Guide price: £1,950,000

Tenure: Freehold

Local authority: Cotswold District Council

Council tax band: H





The Property

Long Barn was converted in approximately 2007 from a range of traditional farm buildings associated with Blackpitts Farm towards the northern edge of this attractive Cotswold village. Built of mellow local stone under a slate roof, the barn offers spacious living accommodation, arranged predominantly over the ground floor, with separate staircases providing access to the main bedroom suite and then a further two double bedrooms and a bathroom.

The majority of rooms have a south-facing aspect and feel light and airy, and where possible care has been taken to preserve original characteristics such as exposed stone walls and high vaulted ceilings with rafters and purlins. Meanwhile, more contemporary features, including underfloor heating throughout, stylish shower and bathroom fittings, travertine limestone floors and the use of Oak for all the internal doors, architraves and skirting boards, enhance this impressive family home. Of particular note is the main living room, a fantastic entertaining room measuring about 45ft in length with an open fireplace at one end and two sets of glazed doors opening on to the south-facing garden. The kitchen is fitted with a custom made range of burred Oak units under granite work surfaces and incorporates an electric four oven Aga and two oven companion.

Gardens and Grounds

The property is approached through a wooden five bar gate, which opens on to a large gravelled car parking and turning area in front of a triple-open fronted garage with ample loft storage above. The front garden faces south and is enclosed by a Cotswold stone wall. It is mainly laid to lawn and offers plenty of privacy by a tall mature Laurel hedge. A path runs along the front of the property, with a number of doors giving access to various rooms. Outside the kitchen there is a paved sun terrace, which provides an ideal place for outside entertaining. There is a smaller area of lawn to the rear of the property and garage, again enclosed by a Cotswold stone wall and tall Laurel hedges.





Situation

Aldsworth is a pretty village made up largely of period Cotswold stone houses and cottages situated about 6 miles south-west of Burford and 10 miles north east of Cirencester. It has a fine parish church and a good local pub. Local shopping facilities are available in Burford and Cirencester, whilst Oxford and Cheltenham provide the main shopping and cultural centres for the area. Access to London is via the A40 Oxford and M40 or by train from Charlbury which has regular services to London Paddington.

Distances

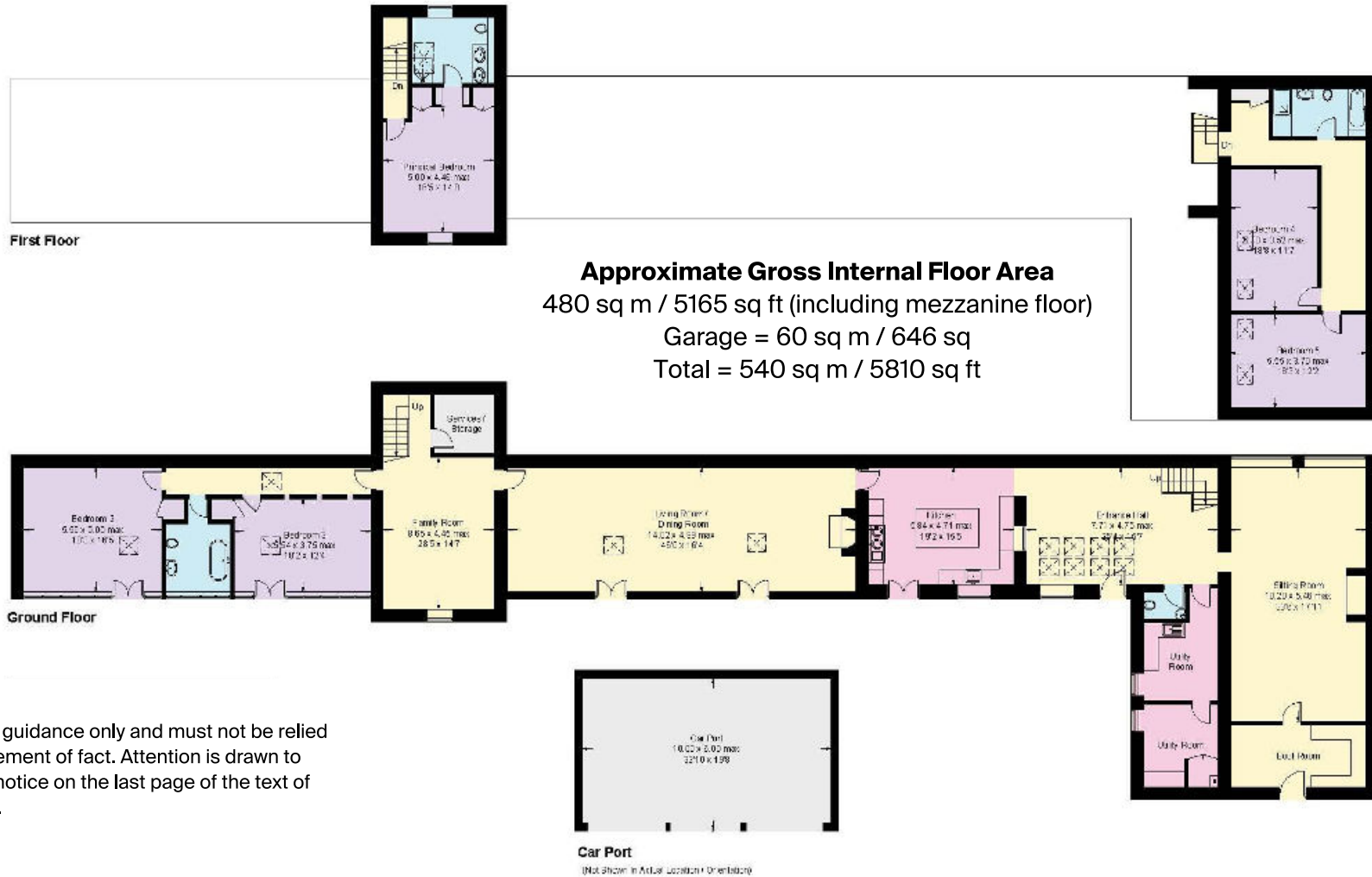
Aldsworth 1 mile | Coln St Aldwyns 2.5 miles | Northleach 4 miles | Burford 6 miles | Cirencester 10 miles | Charlbury Station (Paddington 85 minutes) 15 miles | Cheltenham and Oxford 20 miles (All distances and times are approximate).

Directions

Postcode: GL54 3QY

What3Words: ///strut.initiates.bouncing





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