

# Glebe Barn

The Street, Castle Eaton, Swindon,





A period Cotswold stone barn that has been modernised to a high standard and sits perfectly in its plot with a gated drive, garden, and paddock.

Cricklade 3 miles | Cirencester 9 miles | Swindon mainline station 6 miles (London Paddington 55 minutes) | M4 (Junction 15) 8 miles  
(Distances and times approximate).

  
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4

  
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Summary of accommodation

Main House

Ground Floor: Sitting/dining room | Kitchen | Breakfast room | Study | Utiliy room | WC | Bedroom with en suite bathroom

First Floor: Principal bedroom with en suite bathroom | Bedroom with en suite shower room | Bathroom

Gardens and Grounds

Garden | Triple garage | Paddock | Shepherd's hut with wood burner and electricity

In all about 1.1 acres



# Situation

(Distances and times are approximate)

Glebe Barn is situated on the edge of the village of Castle Eaton in the Upper Thames Valley on the southern edge of the Cotswolds. The village has a Parish Church and a historic pub, The Red Lion.



Cricklade is located about 3 miles away and has a variety of shops, including Coffee shops, chemists, and butchers, to name a few. More comprehensive shopping facilities can be found in the larger commercial centres of Cirencester and Swindon, approximately 9 miles and 6 miles away respectively.



Cirencester and Burford.



Cotswold Water Park.



# The Property

Glebe Barn is a conversion of a magnificent former Cotswold stone barn, which has been completed to a high standard to create a wonderful, spacious property. The property manages to retain a traditional and rural feel while incorporating high-quality contemporary fixtures. Wherever possible, the barn's original features have been retained, including high vaulted ceilings and exposed roof timbers.

The spacious open-plan sitting and dining room and the fully fitted kitchen have double doors leading out to the patio and garden.

The ground floor also benefits from a downstairs bedroom with an en suite bathroom, a study at the front of the house and a utility room off the kitchen breakfast room.

The first floor has a large principal bedroom with a dressing area, with fitted wardrobes, and en suite bath and shower room. There is also a further double bedroom with an en suite shower and a family bathroom.













FLOORPLAN

Approximate Gross Internal Floor Area  
The House: 260.5 sq.m / 2,804 sq.ft  
Garage: 41.9 sq.m / 451 sq.ft  
Total: 302.4 sq.m / 3,255 sq.ft

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

Outside, there is ample parking for several cars and a detached triple garage. The property is surrounded by a level garden, and in all the plot measures about 1.1 acres.

A Shepherd's hut in the garden provides secondary accommodation, which has a wood burner and electricity inside. The owners are happy to leave this should the buyers wish.

Property Information

**Tenure:** Freehold

**Services:** Mains Water, Drainage and Gas

**Local Authority:** Swindon

**Council Tax:** Band H

**EPC:** C

**Guide Price:** £1,500,000

**Directions:** Postcode: SN6 6JZ  
What3Words: ///tube.unlisted.deployed

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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