

# Turville Barns

Eastleach, Cirencester



# A spacious two-storey converted barn with excellent-sized rooms on the edge of a very pretty Cotswold village.

Lechlade 5 miles | Burford 6 miles | Cirencester 12 miles | Swindon (Paddington 55 minutes) 16 miles  
M4 (J15) 16 miles | Cheltenham 23 miles | Oxford 26 miles  
(All distances are approximate).



## Summary of accommodation

### Main House

**Ground floor:** Entrance Hall | Sitting room | Kitchen/dining room | Utility room | WC | Bedroom  
Bath and shower room

**First floor:** Three bedrooms | Bathroom

### Outside

Double garage | Gravelled parking for several cars



## Situation

Times and distances are approximate.

Eastleach is one of the prettiest villages in the Cotswolds and is situated in an area of outstanding natural beauty. It sits along the River Leach and is characterised by its lovely period houses and cottages. There are two Norman churches, dating from when the village was separate parishes, Eastleach Turville and Eastleach Martin, and also has an excellent pub, The Victoria Inn.

 The nearby village of Southrop (about 1 mile) has a popular gastropub, The Swan, a primary school and Thyme, an exceptional Boutique Bed and Breakfast Hotel, Spa and cookery school. The local towns of Fairford, Burford and Lechlade have a good range of everyday shops and services between them, with a wider choice at the ancient market town of Cirencester.

 There are direct rail services to London Paddington from either Swindon (55 minutes) or Charlbury (75 minutes).



## The Property

Turville Barns is Grade II listed and originally formed part of the Old Manor Farm. They were converted in the 1980s to create a charming and characterful small development nestling on the edge of this lovely village. Number 8 is one of the first barns and has the benefit of a large corner plot, edged with a Cotswold stone wall and looks out over park-like grounds. The current owners have created a lovely, light and airy property with spacious rooms, most of which enjoy south-facing gardens.

The accommodation is highly versatile, and at present, the owners have used a downstairs room as a bedroom, but it could easily be an additional reception room, upstairs one bedroom has been used as a self-contained flat, which worked with split family living.



## Gardens and Grounds

There is a walled private gated gravelled parking area to the front of the property. The Two garages are opposite the property split by the drive. The garden lies to the rear and side of the property and is a beautiful feature with a lovely southerly aspect. Stone walls enclose the rear part and back on to open parkland. To the front is a large beech hedge, giving the property a very private feel. The garden has been re-landscaped with a central lawned area, then a separate part with paved and gravelled currently home for chickens.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected. Oil fired central heating.

**Local Authority:** Cotswold District Council

**Council Tax:** G

**EPC:** E

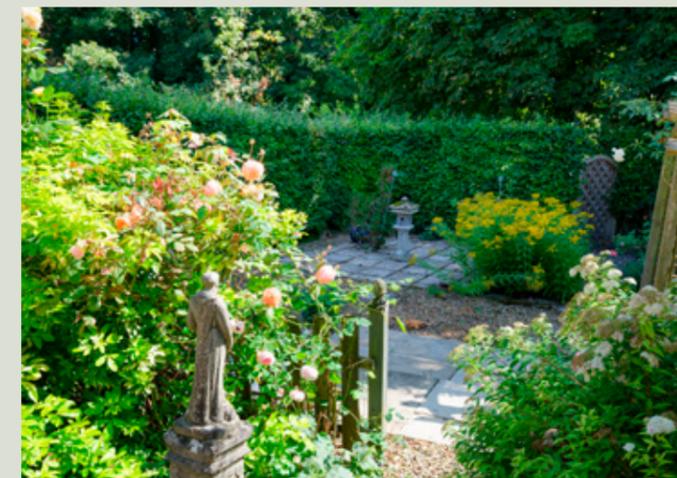
**Postcode:**  
GL7 3BQ

**What Three Words:** ///unroll.mash.yummy

**Guide Price:**  
£900,000

**Viewings:**

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



**Approximate Gross Internal Floor Area**

Main House: 172.4 sq.m / 1,856 sq.ft

Garage: 29.2 sq.m / 314 sq.ft

Total Area: 201.6 sq.m / 2,170 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.



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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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Particulars dated September 2024. Photographs and videos dated September 2024.

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