

Leighterton Barn

Coln St. Dennis, Cheltenham, Gloucestershire





An impressive Cotswold stone barn situated at the end of a tree line drive in a prime Cotswold location. In all about 12 acres.

Coln St. Dennis 1.7 miles | Northleach 2 miles | Cirencester 8 miles | Burford 11.2 miles | Cheltenham 15 miles | Oxford 31 miles | Kemble Station 14 miles
(London Paddington in about 85 mins) (Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Hall | Kitchen/breakfast room | Sitting room | Dining/drawing room | Study | WC

First Floor: Principal bedroom with en suite bathroom | Two further bedrooms with en suite shower/bathrooms | Further bedroom | Family bathroom

The Garage

Garage/store | Utility room | Bedroom | Sitting room | Bathroom | WC

Garden and Grounds

Garden | Terraces | Parking | Garage | Stables | Stores

In all about 12.13 acres

Situation

(Distances and times are approximate)

Situated on the edge of the Coln Valley in the heart of the Cotswold Area of Outstanding Natural Beauty, Coln St. Dennis is a charming little hamlet with excellent access to the surrounding area.



Local shops in Northleach and a greater selection in Cirencester, which has weekly markets and a monthly farmers market.



Kitebrook, Beaudesert Park, Hatherop Castle, and the schools and colleges in Cheltenham and Oxford. In the State sector, there is the highly regarded Cotswold School in Bourton-on-the-Water.



The A419 dual carriageway at Cirencester provides easy access to J15 of the M4 at Swindon. The A40 at Northleach provides links to Cheltenham and Oxford. London Heathrow, Birmingham, and Bristol airports are all within an hour and a half.



Kemble and Charlbury mainline stations (London, Paddington) are 18 and 22 miles, respectively. Oxford 33 miles.



The Pig in Barnsley, The Stump at Fossebridge and The Wheathsheaf in Northleach



Golf at Naunton Downs and Burford. Racing at Cheltenham. Polo at Cirencester Park. Water sports at Cotswold Water Park. There are ample opportunities for riding, fishing, and shooting in the area and a superb network of footpaths.



The Property

Set back from a country lane Leighterton Barn is accessed via a charming tree-lined driveway and features expansive rural views, ample parking, and secondary accommodation. This beautifully converted barn has generously proportioned rooms, with spacious living and entertaining areas on the ground floor. The renovation has been thoughtfully executed, preserving much of the original character while maximising the functionality of the space. The house is naturally very light, given the aspect and large windows, and there are doors leading from various rooms on the ground floor to paved terraces and gardens. An ideal home for family living and entertaining.

There is planning to extend the kitchen as well as a two storey extension and a swimming pool.

The Garage

A short walk from the main barn is a beautifully presented garage with accommodation above, offering a versatile and beautiful space.

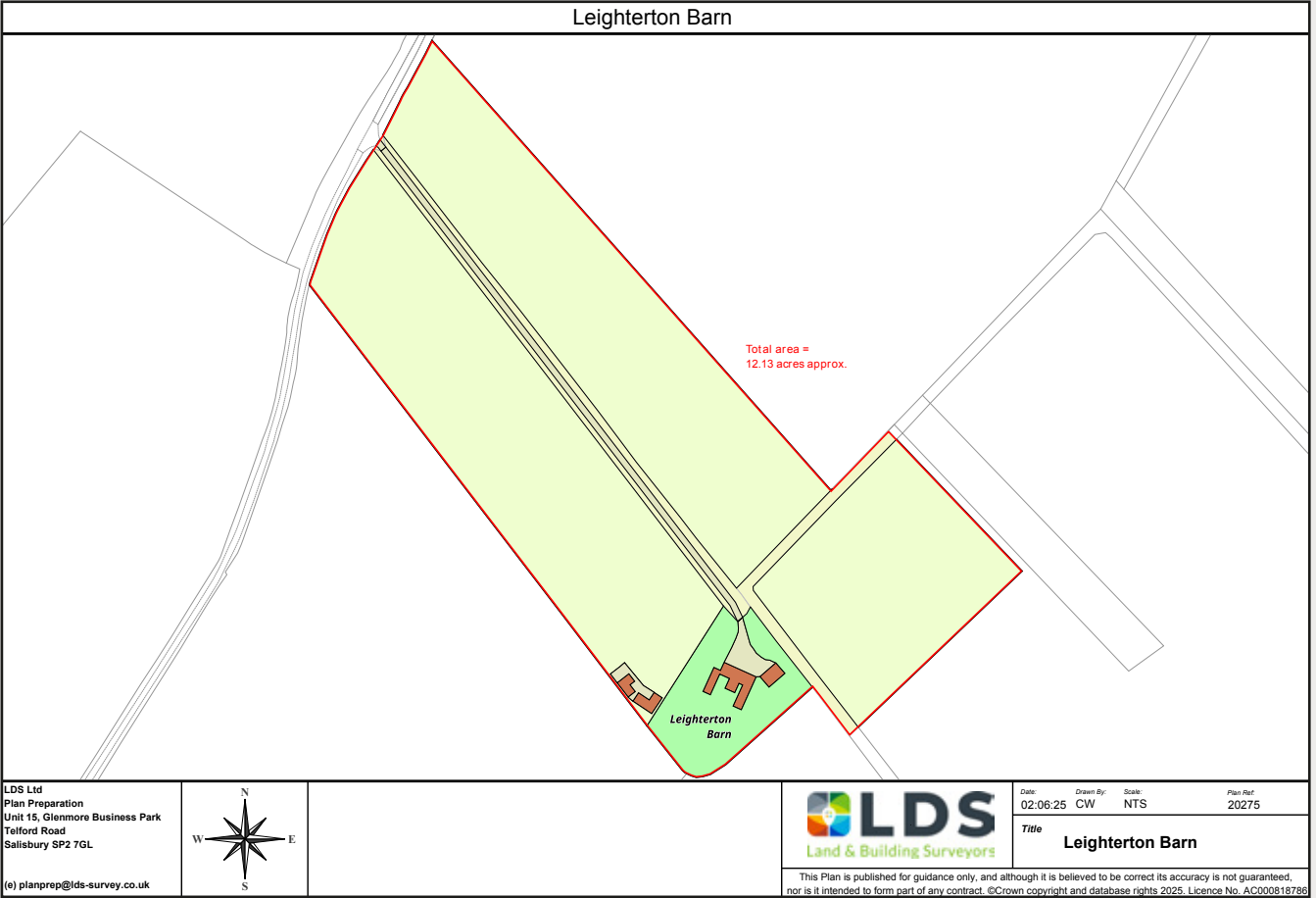




FLOORPLAN

Approximate Gross Internal Floor Area
Total: 516.7 sq.m / 5,562 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.



Outside

The formal gardens are predominately to the south of the barn, with far-reaching views over the unspoilt surrounding countryside. Beautifully landscaped, they are predominantly laid to lawn and framed by mature hedging established trees, and include an orchard, vegetable and flowerbeds.

Within the grounds are two stable blocks that include a garage and store. The land is fenced into turn-out paddocks and surrounded by hedges with mature and younger trees. In all about 12 acres.

Property Information

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating and private drainage

Local Authority: Cotswold District Council

Council Tax: Band G

EPC: D

Guide Price: £2,445,000

Postcode: GL54 3JZ

What 3 words: ///bundles.flats.televis

Viewings: All viewings strictly by appointment only through the vendors' sole 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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