

Chestnut Barn
Coln St. Dennis, Gloucestershire



TO LET

A detached barn conversion, in a desirable village location, having superb countryside views

Accommodation

Open Plan Kitchen, Dining & Sitting Room • 2 Double Bedrooms • Shower/Wet Room
En-suite Bath/Shower Room • Utility Cupboard
Garden • Private Driveway Parking • Double Garage

Description

Set in a picturesque semi-rural setting, Chestnut Barn is a well-presented 2 bedroom barn conversion offering the perfect blend of character and contemporary living. The property is presented to a high standard, having exposed beams, vaulted ceilings and exposed stone walls.

The spacious open-plan living area is light and airy, providing a welcoming space for both relaxing and entertaining. The property offers a fully equipped kitchen, two well-proportioned bedrooms and modern bath/shower rooms with contemporary fittings.

Outside, the private garden offers a peaceful retreat, ideal for outdoor dining or enjoying the surrounding countryside views. With private parking for several cars and double garage, this stunning barn conversion is a true gem, ready to move into and enjoy countryside living.

Situation & Amenities

(all distances approximate)

Northleach 3 miles • Cirencester 6 miles • Burford 10 miles • Cheltenham 15 miles

Coln St Dennis is a small, quaint and tranquil Cotswold village and Parish on the River Coln. It lies about 3 miles southwest of Northleach and 6 miles northeast of Cirencester. The Parish includes the village of Coln Rogers and the hamlets of Fossebridge and Winson. Coln St Dennis takes its name from the River Coln that runs through the village. The Church of St James the Great retains most of its original Norman features.

The Cotswold market town of Northleach provides local independent shopping, public houses, a wine bar and eateries. The town is also serviced by a popular church, doctor's surgery and primary school. More extensive shopping and recreational amenities can be found in the larger towns of Cirencester and Cheltenham. Commuter access via the Fosse Way gives access to Cirencester and Warwick, with other parts of the country via the M5 and M40. Mainline stations in Moreton-in-Marsh and Kemble both provide regular services to London Paddington.





Fixtures and Fittings

Available to let Unfurnished. Integral electric oven, steaming oven and plate warmer. Integral fridge freezer & dishwasher. There is a wood burning stove in the dining/sitting area.

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Services



Mains Water



Electric Underfloor Heating



Septic Tank Drainage



Telephone and broadband availability subject to packages and transfer regulations (Gigaclear available). Accessibility can be checked online via; checker.ofcom.org.uk (due to location mobile reception is poor, Wi-Fi calling is good).

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Cotswold District Council – Tel: 01285 623000.

Council Tax Band F.

Viewings Strictly by appointment - Tel: 01993 822325

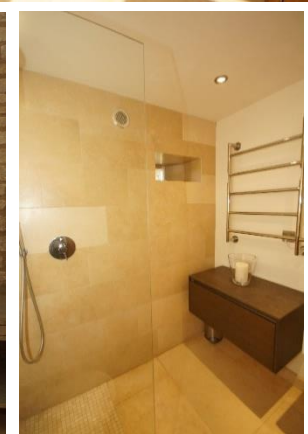
Postcode GL54 3JU

Directions

From Northleach travel on the A429 towards Cirencester for approximately 3 miles. As the road starts to head down hill, turn left signposted to Coln St Dennis ½ mile. Continue on this road around a left hand bend and after approx. 350 yards, as the road bend right, down a hill, turn left onto a private road where Chestnut Barn can then be accessed via the 2nd driveway on the right.

What3Words: //behind.coining.insisting







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(54-68) D	66	77
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Disclaimer

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