



Barn Close, Gretton, GL54 5YT

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BOSLEY  
KNIGHT**

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# Property Description

We are delighted to showcase this immaculate five bedroom home, thoughtfully refurbished by the current owners and really needs to be seen to be appreciated. Enjoying a pleasant, cul-de-sac position. Barn Close is situated in the highly regarded Cotswold village of Gretton.

This exceptional property has been carefully designed and finished to a high specification, it is the perfect home for entertaining and offers versatile living.

In brief, this beautiful home offers five bedrooms, three bathrooms, three reception rooms and offers in excess of 1,700 sq ft. Outside boasts plenty of parking and a private sunny rear garden.





## Key Features

- FOUR / FIVE BEDROOM DETACHED FAMILY HOME
- LOVINGLY REFURBISHED BY THE CURRENT OWNERS
- IMMACULATELY PRESENTED THROUGHOUT WITH A LIGHT AND AIRY FEEL
- FANTASTIC ENTERTAINING / SOCIALISING SPACE WITH OPEN PLAN LIVING
- UTILITY & CONSERVATORY
- FLEXIBLE LIVING ACCOMMODATION WITH BEDROOM ON GROUND FLOOR
- THREE BATHROOMS - TWO OF WHICH ARE EN SUITES
- DRIVEWAY FOR MULTIPLE VEHICLES
- PRIVATE, ENCLOSED GARDEN WITH PAVED TERRACE, LAWN, SHRUBS AND BORDERS
- AONB - SEMI-RURAL LIVING

**Price Guide**  
**£725,000**

### Ground Floor

4 Barn Close greets you with a bright, spacious hallway, w.c., through to the open plan kitchen / dining area. The immaculate fitted kitchen is only 12 months old and is very well-equipped with plenty of units, integral appliances, quality Quartz worktops, a breakfast bar and generous dining area. This space boasts a fantastic hosting and socialising area that further extends to the recently built conservatory with patio doors to the sunny garden. Complimenting the kitchen is a useful utility with good storage. The accommodation further extends to a sizeable sitting room with sliding doors to the private garden and an attractive fireplace.

Offering flexible living at its finest, the current owners have completed the living space by converting the double garage to create an executive suite that has a wealth of versatility. The room is currently used as the principal bedroom with fitted wardrobes and a sizeable en suite shower room. This unique accommodation offers dual aspect windows, high ceilings and the potential to be used as a home office/play room/studio/gym. Additionally, the room does benefit from its own access and hallway so could easily be used as an annex.

### First Floor

Stairs rise to the first floor with a landing window allowing the natural light to flood the upstairs space. Formerly the main bedroom, the guest bedroom benefits from an en suite and generous built-in wardrobe, three further well-proportioned rooms and modern family bathroom with bath over shower.

There is a good-sized loft space with loft ladder installed.

### Outside

To the front is a driveway offering parking for multiple cars and front gardens. Barn Close itself is set back and overlooks green open spaces.

To the rear of the property is an enclosed, landscaped garden with an array of shrubs and borders, shed and patio area with recently laid porcelain slabs.

Outside electric and taps are available at the front and rear of the property. There is also side access to the left of the property.

The Cotswold Steam train which runs from Broadway to Cheltenham via Winchcombe comes through the village of Gretton to rear of 4 Barn Close.

### Gretton

Gretton is a semi-rural, Cotswold village benefitting from amenities including an excellent primary school, village hall, beautiful church and renowned Royal Oak pub. This sought-after village is steeped in history and is an Area of Outstanding Natural Beauty (AONB) with beautiful rural walking routes along the Winchcombe Way.

Gretton village lies just nine miles north of Cheltenham and only a mile from the delightful market town of Winchcombe. It has easy access to the M5 motorway and fast trains from Kingham and Evesham to London.

### Additional Information

Tenure: Freehold

Council Tax Band: We understand the property to be Band E

EPC Rating: D

Local Authority: Tewkesbury Borough Council

### Agent's Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

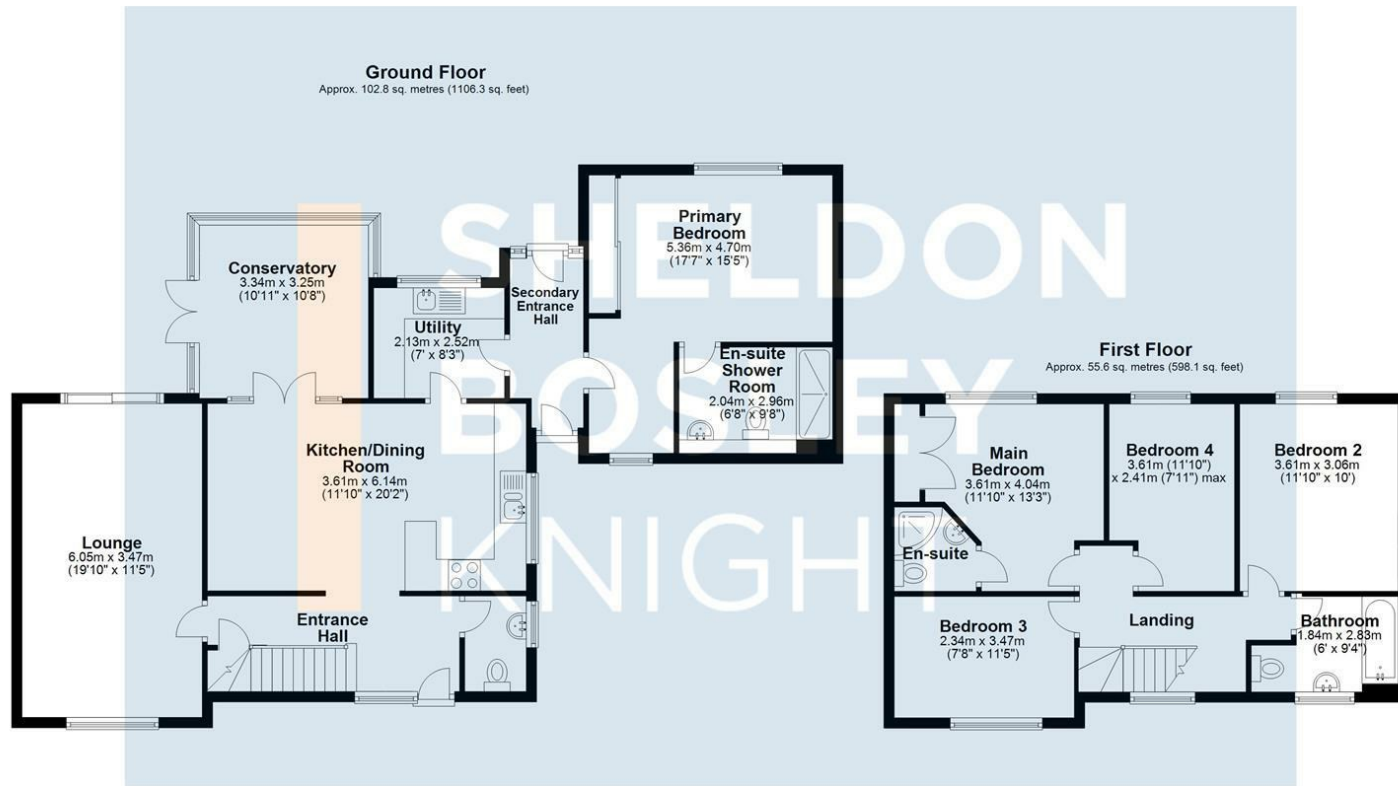
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







# Floorplan



Total area: approx. 158.3 sq. metres (1704.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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