



4 BARN CLOSE
Gretton | Cheltenham | GL54 5YT

HUGHES **HS** SEALEY

Welcome to... 4 BARN CLOSE

Welcome to Number 4, Barn Close, a beautifully presented and extremely modern five-bedroom detached family home located in this highly sought-after village. Having undergone an extensive refurbishment over the last two years, the vendors now present a home that is ready to move into and enjoy from the very first minute.

Enjoying a wealth of accommodation across the two floors, the property is further complimented by plenty of driveway parking and an enclosed and private rear garden.

The property is located in the village of Gretton, which is about nine miles north of Cheltenham and just a mile from cultural Winchcombe. The village is best known for its active community, where life centres around an excellent primary school, church and pub.

Winchcombe itself is within a bike ride or short drive, an excellent market town that offers everything to the discerning buyer; including a well-stocked local shop, various eateries, excellent pubs and coffee shops, and some independent shops.

Gretton offers the best of both worlds: semi-rural living yet with easy access to the main centre of Cheltenham and close to the very best of the Cotswolds, with Stow on the Wold, Daylesford, Kingham and Broadway all within a twenty-minute drive. For the commuter, fast trains from Kingham and Evesham to London and easy M5 motorway access.



Returning to the property, the home features a spacious, central entrance hall, which gives access to a large amount of the ground-floor accommodation, including a cloakroom and living room, which has patio doors giving access to the rear garden. Also providing a focal point to the room is an open fireplace.

Further rooms on the ground floor include a stunning kitchen/dining room, which has been fitted within the last two years. The kitchen offers a wealth of fitted units that sit alongside a host of integrated appliances and are completed by quartz worksurfaces.

The dining area will comfortably hold a six-seater table and chairs, while French doors from the room lead neatly into the conservatory, which was fitted towards the end of 2022.

Finally, a door from the kitchen leads to the separate utility room, which has been fitted to the same exacting standards as the kitchen.

Completing the ground floor is the master bedroom, complete with a stunning en-suite shower room. Built in the last two years, the room enjoys a double-height ceiling, fitted mirrored wardrobes, and views over the rear garden. Upstairs are four good-sized bedrooms, three of which are double bedrooms. The guest bedroom enjoys fitted wardrobes and a three-piece en suite shower room. Completing the upstairs and property accommodation is the family bathroom, which has been fitted recently.





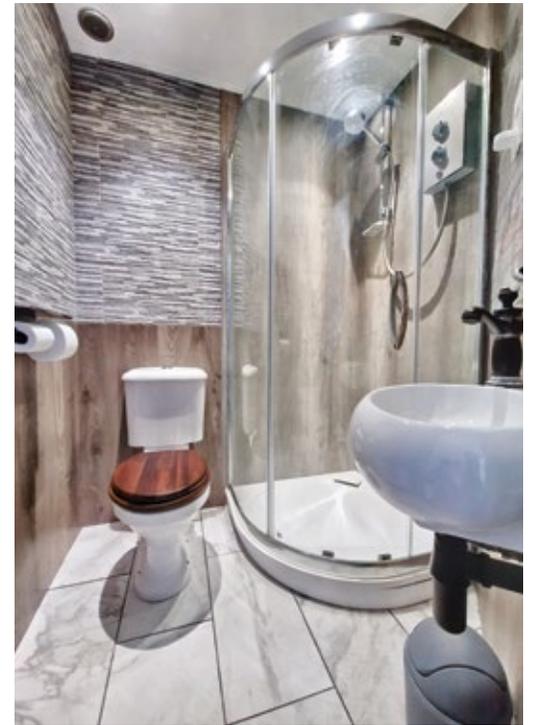












Explore outside... 4 BARN CLOSE

Externally to the front is a large driveway, allowing parking for multiple vehicles, while to the rear is an enclosed garden that enjoys a high degree of privacy. Featuring a paved terrace, lawns, raised beds, and established borders.

KEY FEATURES

- A wonderful five-bedroom detached family home
- Located in this sought after village, beautifully presented and ready to move into and enjoy
- The village enjoys local amenities to include a primary school and village public house
- Internally, the property enjoys a central entrance hall, cloakroom and living room
- Further rooms include a stunning kitchen/dining room, utility and conservatory

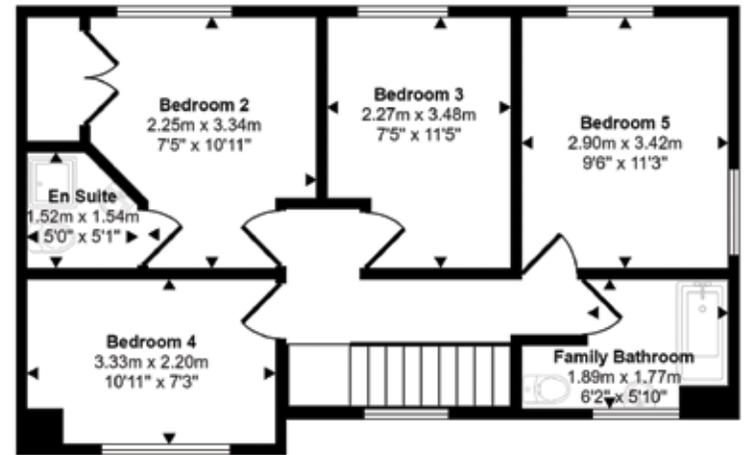
- Ground floor is completed by the master bedroom which benefits from an en suite shower room
- Upstairs are four really good sized bedrooms with bedroom two offering an en suite shower room
- Upstairs is completed by the recently installed three-piece family bathroom
- Externally to the front is a large driveway, allowing off road parking for multiple cars
- To the rear is an enclosed garden offer a paved terrace, lawns and established borders

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system:GL54 5YT. Upon arriving at Barn Close, the property is located in front of you as you turn into the close.



Approx Gross Internal Area
147 sq m / 1580 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	→	→
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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