

17 & 18 BARNLSLEY  
GLOUCESTERSHIRE



Cirencester 4 miles, Cheltenham 19 miles,  
Swindon 20 miles, Oxford 32 miles  
Kemble Station 10 miles (London Paddington  
approximately 69 minutes)  
M4 (J15) 21 miles, M5 (J11a) 18 miles  
(Distances & times approximate)

## A PAIR OF ATTACHED ONE BEDROOM PERIOD COTTAGES IN NEED OF UPDATING, SITUATED AT THE HEART OF THIS ATTRACTIVE COTSWOLD VILLAGE.

No 17: Entrance Hall • Sitting Room • Kitchen/Breakfast  
Room • Double Bedroom • Study/Dressing Room  
Bathroom • Driveway • Garden • Attached Boiler  
Shed • Two Timber Storage Sheds

No 18: Entrance Hall • Sitting Room • Kitchen • Double  
Bedroom • Bathroom • Parking Space • Garden • Timber  
Storage Shed

For Sale Freehold



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### DESCRIPTION

17 & 18 Barnsley are a pair of attached Cotswold stone period cottages that are not listed and offer the opportunity, subject to planning permission, to create an attractive village home with a view of the church to the rear, or to renovate as separate dwellings.

### ACCOMMODATION

No 17: This cottage is approached via a five bar gate to a generous driveway with the entrance of the house to the side.

Steps up from the hall lead to a good sized reception room with an open fire, beyond which is the kitchen/breakfast room with a door to the rear and a view of the church spire. Also, off the hall, is a bathroom and a large double bedroom, beyond which is a room suitable for use as a study or dressing room. The boiler is situated in the attached stone lean-to. The enclosed garden to the rear is laid to lawn with mature trees and shrubs, and two timber storage sheds.



No 17 Barnsley



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**No 18:** A driveway that would accommodate one vehicle leads to the entrance door, which is at the side of the property. The hall leads to a large reception room with a part vaulted ceiling and an open fire, beyond which is a large double bedroom, also with a part vaulted ceiling. The hall, bathroom and kitchen are within a flat-roof extension to the rear of the cottage, with a wonderful view of the church spire from the kitchen and the garden beyond. The enclosed garden to the rear is laid to lawn with mature trees and shrubs. The external oil-fired boiler is situated behind a small timber storage shed.

### SITUATION & AMENITIES

17 & 18 Barnsley are in the conservation area of the unspoilt village of Barnsley, which is set in the heart of the Cotswolds between Cirencester and Bibury on the old road from Cirencester to Oxford. Along with its church, it has an excellent pub, plus a luxury spa hotel (Barnsley House) in what was formerly the home of the renowned gardener, Rosemary Verey, and which continues to maintain her wonderful gardens.

The charming Roman market town of Cirencester is only a few miles away with its range of supermarkets and high street shops, as well as boutiques and local artisan arts and craft shops. A more extensive range of shopping, recreational and cultural facilities is available in Cheltenham, Oxford, or Swindon.



No 18 Barnsley

There is a main line railway station at Kemble with a service to London in about 69 minutes. Alternatively, from Swindon the journey time is just under an hour. The M4 and M5 motorways, are within an easy drive providing access to all parts of the country.

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpath and bridleways with excellent riding. Golf courses are found at Cirencester, Burford and Minchinhampton; racing at Cheltenham, Bath and Stratford-upon-Avon; water sports at the Cotswold Water Park near South Cerney; and theatres at Cirencester, Cheltenham and Oxford.

### SERVICES TO EACH COTTAGE

Mains water and electricity. Oil fired central heating (the oil storage tanks are located in the rear gardens). Private drainage to a shared septic tank (located in the garden of 18 with the drainage field covering both gardens). Gigaclear Superfast Broadband is available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



No 18 Barnsley



No 18 Barnsley



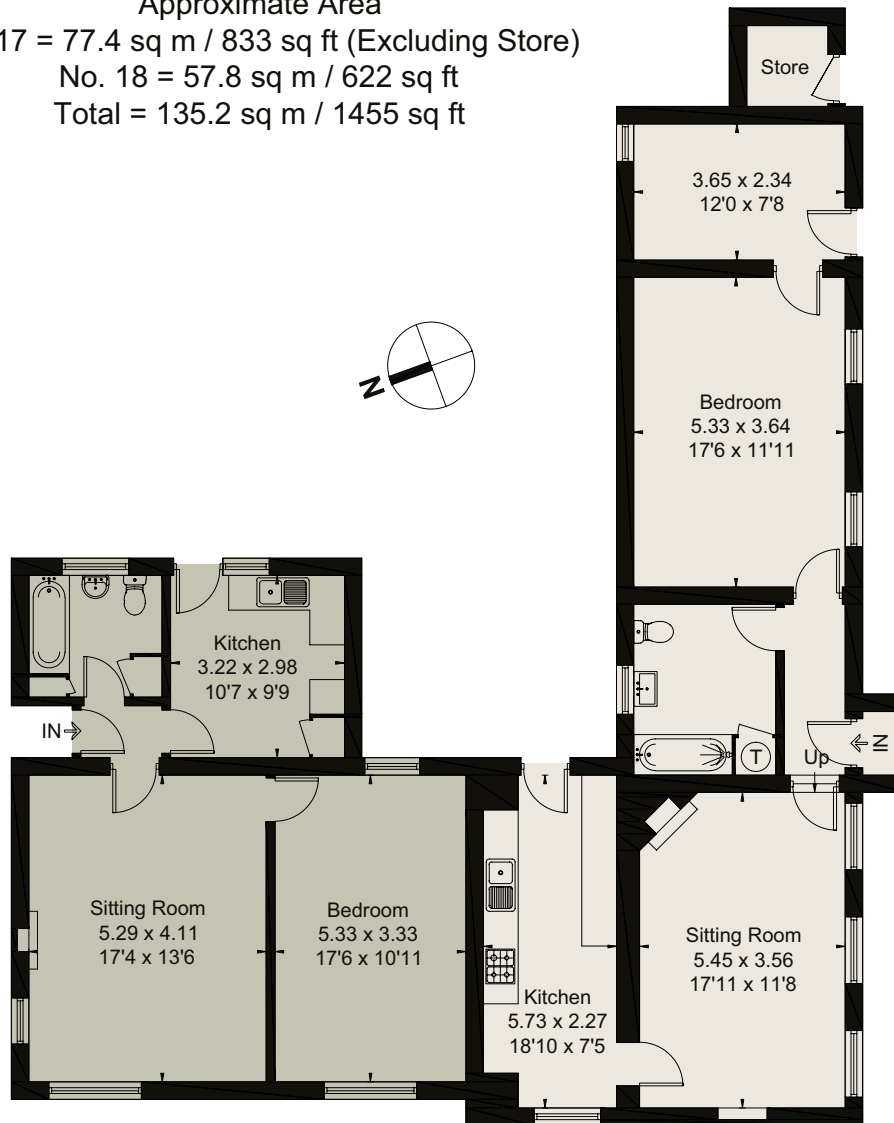
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### Approximate Area

No. 17 = 77.4 sq m / 833 sq ft (Excluding Store)

No. 18 = 57.8 sq m / 622 sq ft

Total = 135.2 sq m / 1455 sq ft



No. 18 Ground Floor

No. 17 Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 325829

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars and the carpets and curtains are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### TENURE

Freehold

### LOCAL AUTHORITY

Cotswold District Council

### COUNCIL TAX

No 17: Band C

No 18: Band C

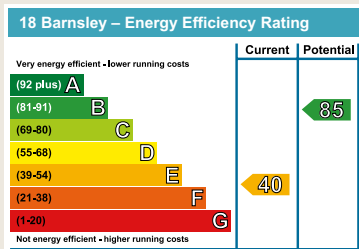
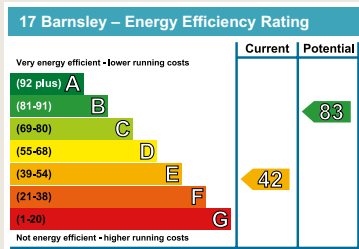
### VIEWINGS

Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE GL7 5EF)

From Cirencester take the A429 north. After crossing over the A419 continue straight ahead onto the B4425 towards Bibury and Burford. Proceed for about 3 miles and enter the village of Barnsley, No's 17 & 18 will be found on the right hand side, just before the village pub, which is on the left.

what3words:///parkland.learning.protests



No 18 Barnsley



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