

LONGHORN BARN

5 MICHAELS BARNS, KINGSHILL LANE, PRESTON, GLOUCESTERSHIRE



Cirencester 1.5 miles, Cheltenham 16 miles,
Swindon 17 miles, Oxford 35 miles, Kemble Station
5 miles (London Paddington about 69 minutes)
(All times & distances approximate)

A contemporary Cotswold stone barn with five bedrooms, gardens, garaging and parking located on the edge of Cirencester

Ground Floor: Entrance Hall • Kitchen/ Dining/ Sitting
Room • Guest Bedroom/Second Reception Room with
Adjoining Shower Room • Utility Room • Cloak Room

First Floor: Galleried Landing • Principal Bedroom with
Dressing Room and Adjoining Bath and Shower Room
Three Double Bedrooms • Family Bathroom

Outside: Landscaped Front and Side Garden • Terrace
Garage and Carport • Gravel Driveway with Parking

Butler 
Sherborn

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DESCRIPTION

Michaels Barns are an exclusive development of three newly built and two converted barns situated in the village of Preston, on the edge of Cirencester. Offered with a 10 Year Global Homes Structural Warranty, Longhorn Barn is a new build Cotswold stone and timber clad barn which has been sympathetically designed around its previous agricultural landscape whilst offering contemporary family living.

It is neutrally decorated with Farrow and Ball colours throughout with basket weave and herringbone flooring to the ground floor.

The front door opens to a vaulted hallway which is flooded with light from double height windows. The impressive open plan kitchen/dining/ sitting room is bright and spacious and gives a real sense of indoor-outdoor living.



The room affords three sets of glass doors opening to the wrap around terrace providing lovely views to the garden and fields beyond. The fitted kitchen and island, with striking leathered granite tops, offer ample storage as well as a Mercury AGA range, corner pantry cupboard, wine fridge, integrated dishwasher, and a Belfast sink. There is a generous amount of space for a large dining table. The far end of the room is set up for use as the sitting room. Also accessed off the hallway is the fifth bedroom/second reception room with adjoining shower room. There is also a useful utility room with fitted units, a sink, a built in settle, and a rear door, plus a separate cloakroom.

The bespoke hand joined cut string staircase with custom made wrought iron handrail rises to a galleried landing with the main bedroom suite to one end. The principal bedroom is dual aspect and features an impressive full height window with a wonderful outlook. The bedroom offers ample storage handmade by a local master cabinetmaker and a separate dressing room. The ensuite bathroom has a free-standing bath and a separate rainfall shower. There are three further double bedrooms and a family bathroom with a free-standing bath and walk in shower, plus a useful storage cupboard.

OUTSIDE

The house is approached over an in and out shared gravel driveway to private parking. The front of the house is neatly planted with hornbeam hedging around the landscaped garden which screens the parking. A raised limestone terrace wraps around two sides of the property and is bordered with neatly planted flowerbeds. Steps lead to the lawned garden which is bound by estate fencing. A wrought-iron arbour with trailing jasmine is located from the side patio.



Longhorn Barn has parking for up to 10 large vehicles. It comes with a generously sized garage which has an electric door and ample storage above the parking area. There is also an open fronted carport; this also has a vast level of storage.

SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, the highly regarded Barn Theatre, weekly Farmer's markets, several supermarkets, plus a large variety of independent shops, boutiques, pubs, and restaurants. A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in Cirencester and the nearby area are excellent.

The larger centres of Cheltenham, Gloucester, Swindon, and Oxford are all within easy reach by car. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (5 miles).



Schools

Kingshill School, Cirencester 1 mile
Deer Park School, Cirencester 2.5 miles



Pubs

The Fleece, Cirencester 1.7 miles
Henry's, Cirencester 1.8 miles
The Crown at Ampney Brook, Ampney Crucis 2.7 miles



Train stations

Kemble Station 5 miles

SERVICES

Mains water and electricity. Air source heat pump central heating and hot water. Underfloor heating to the ground floor. Private drainage to Klargester. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

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.

LOCAL AUTHORITY

Cotswold District Council



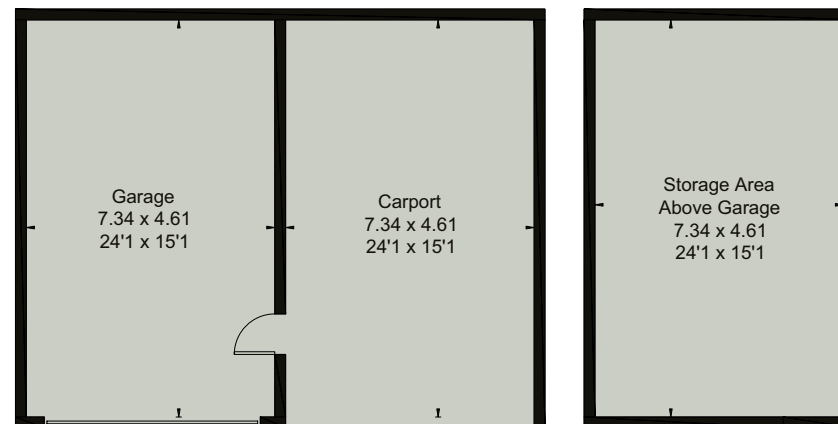
FIXTURES & FITTINGS

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

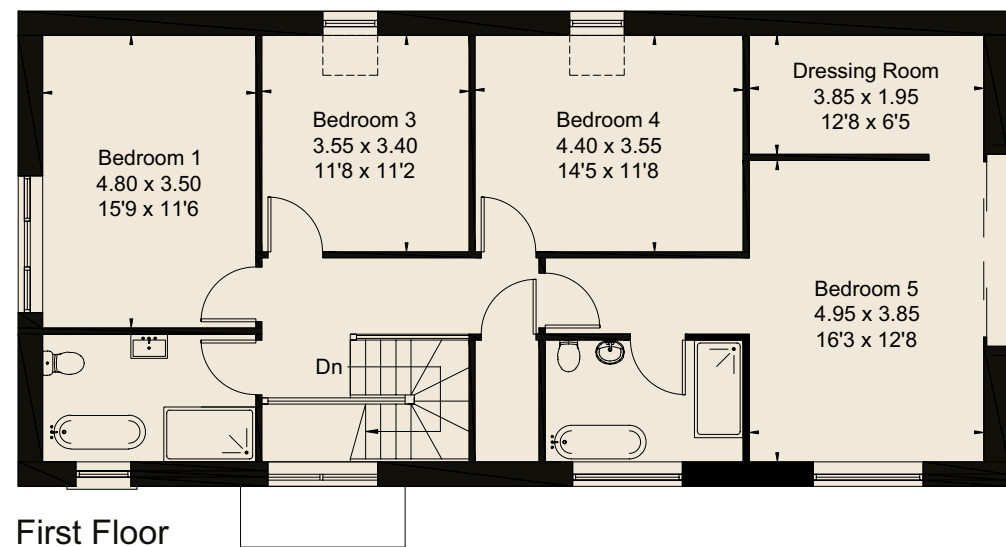
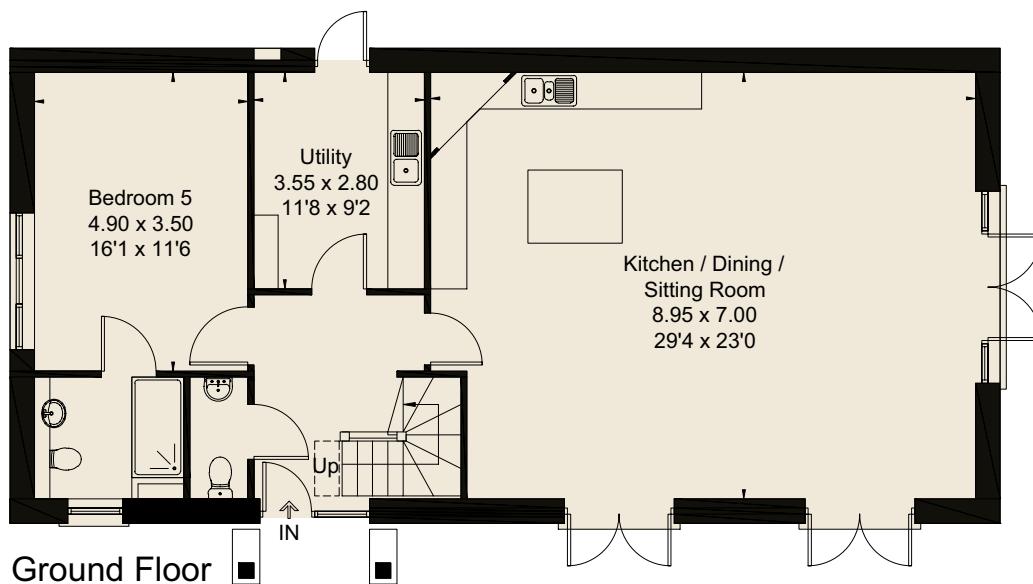
VIEWINGS

Viewings by appointment only. Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

Approximate Floor Area = 67.6 sq m / 728 sq ft
(Excluding Carport)



Approximate Floor Area = 219.1 sq m / 2358 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #74097



DIRECTIONS (Postcode GL7 5PP)

From Cirencester take the A417 towards Fairford and Lechlade travelling along the London Road. Continue straight over the mini roundabout and take the next right hand turning onto Kingshill Lane. Continue straight for approximately one mile, passing the football club, and the entrance to Michaels Barns is the first entrance on the right hand side.

what3words: ///marsh.boggles.barstool

Agent's Note: The grass on some of the external images has been computer generated.

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