

OLD HAY LOFT

3 MICHAELS BARNES, KINGSHILL LANE, PRESTON

A contemporary Cotswold stone semi-detached barn with five bedrooms, garden, carport, and parking located on the edge of Cirencester

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)

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

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

Outside: Landscaped Rear Garden • Terrace • Gravel Driveway with Parking • Carport with Large Storeroom

For Sale Freehold

Butler Sherborn

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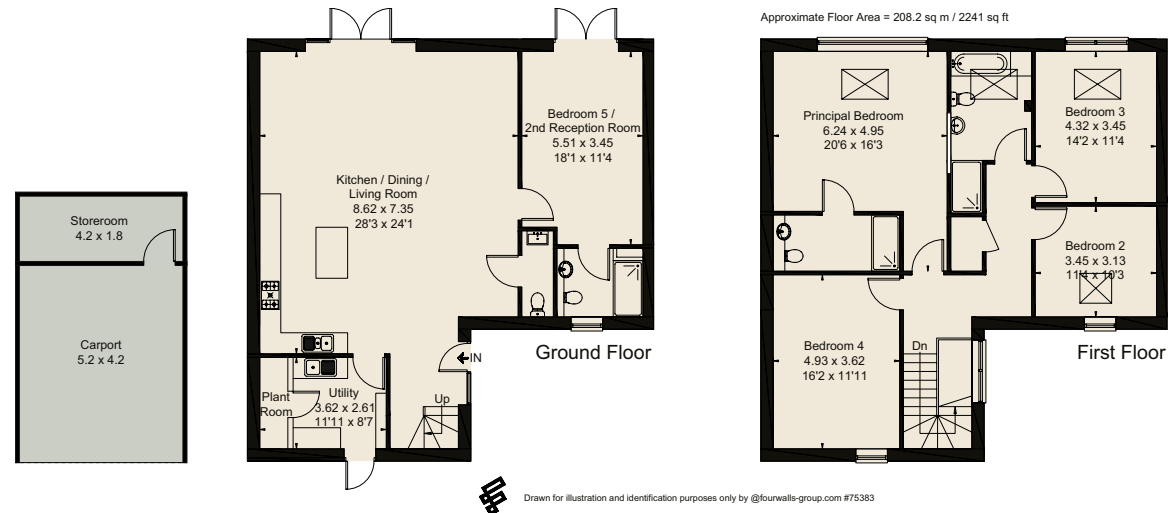
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Longhorn Barn



Longhorn Barn



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, Old Hay Loft is a new build Cotswold stone and oak clad semi-detached barn which has been sympathetically designed around its previous agricultural landscape whilst offering contemporary family living. It is decorated throughout with Farrow & Ball colours with oak herringbone flooring.

The front door opens to a vaulted entrance which is flooded with light from double height windows. The impressive open plan kitchen/dining/ sitting room is bright and spacious with Crittall style patio doors opening to the terrace and providing lovely views of the rear garden beyond. The fitted kitchen and island, with striking leathered granite tops, offer ample storage as well as a wine fridge, integrated dishwasher, and a Belfast sink. There is space for a large dining table and the sitting room to the far end. Adjacent 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 side 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 looks across the rear garden and has an adjoining shower room. 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 enclosed by estate fencing, Cotswold stone walling and hornbeam hedging. A raised limestone rear terrace is bordered by flowerbeds. Steps lead to the lawned garden which is bound by estate fencing.

3 Old Hay Barn has ample driveway parking. It comes with a generous open fronted carport with a secure storage area to the rear.

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).

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.

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.

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.

LOCAL AUTHORITY

Cotswold District Council

AGENT'S NOTES

Please note all internal photos used are of Longhorn Barn which is finished. These photos are for indicative purposes only.

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

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: ///cross.spirit.finalist

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