



Tallet, Lower End, Daglingworth, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 7AH or call the office at any time for detailed directions from your location.

Summary

Grade II listed barn conversion, situated in a quiet development of similar properties in the grounds of Daglingworth Manor, on the southern edge of this popular village in the Duntisbourne valley. The first floor ten metre long reception room with vaulted beamed ceiling provides plenty of character, as well as sitting, dining, and study space, whilst further accommodation includes kitchen, separate utility, three potential bedrooms, bathroom, and shower room. There are generous and well planted private gardens enclosed by a Cotswold stone wall, a roof terrace with rural views, and parking for two cars.



Step inside

The property is accessed from the front into a large and welcoming entrance hall with storage cupboards and a wide staircase leading to the first floor. Off to the left, and down a few steps, is a double bedroom which is used by the current owner as the master bedroom. It benefits from a large feature window to the front which mirrors the externally mounted double doors. Next to this room is a bathroom fitted with a suite comprising double ended, roll top bath, wc, and wash hand basin. To the right of the front door is a large room which is used as another bedroom and a door leads through to the garden room. This is the most recent addition to the property and has a vaulted, beamed ceiling, double doors leading out to the garden, and an ensuite shower room with shower wc, and wash hand basin, which makes it an ideal third bedroom if required. To the first floor is a large reception room with vaulted, beamed ceiling. There is plenty of space for separate sitting, dining and study areas, as well as double doors leading out to the roof terrace. Steps lead down into the kitchen/breakfast room which is fitted with a range of storage appliance space.



Step outside

The property sits on a secluded spot with good size gardens to the front. It is accessed via a gate, enclosed by Cotswold stone walls and mainly laid to lawn with attractive planted borders, an area of gravel, pond, and useful storage shed. Steps lead up to the roof terrace which has rural views and doors from the sitting area. The property is approached by a private lane and there is allocated parking for two cars in tandem.

Area insight

The property is situated in a development of six similar properties in the grounds of Daglingworth Manor on the southern edge of this popular village in the Duntisbourne valley. It lies just three miles north west of Cirencester which offers its residents a range of amenities of leisure facilities. Kemble, with its mainline station, is less than seven miles away, Cheltenham is just thirteen, and the larger cities of Oxford, Bath, and Bristol are less than an hour away by car.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

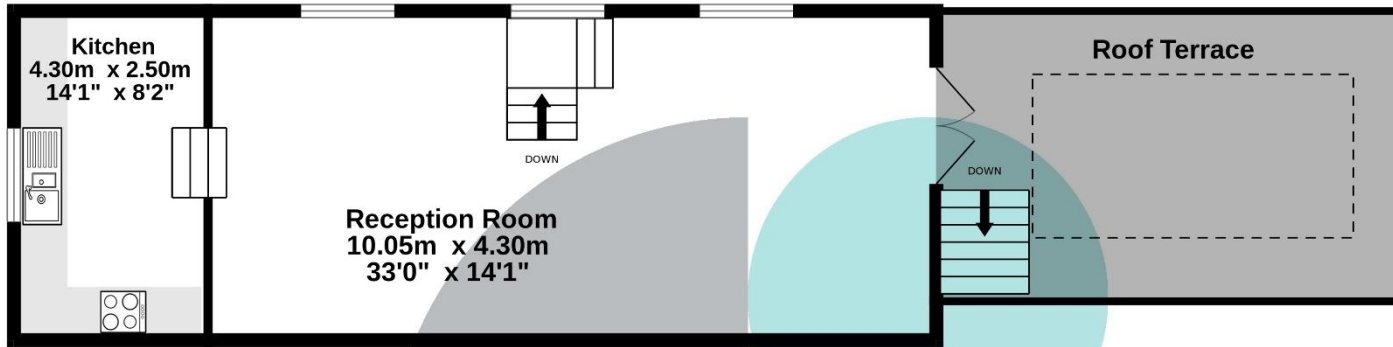
Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

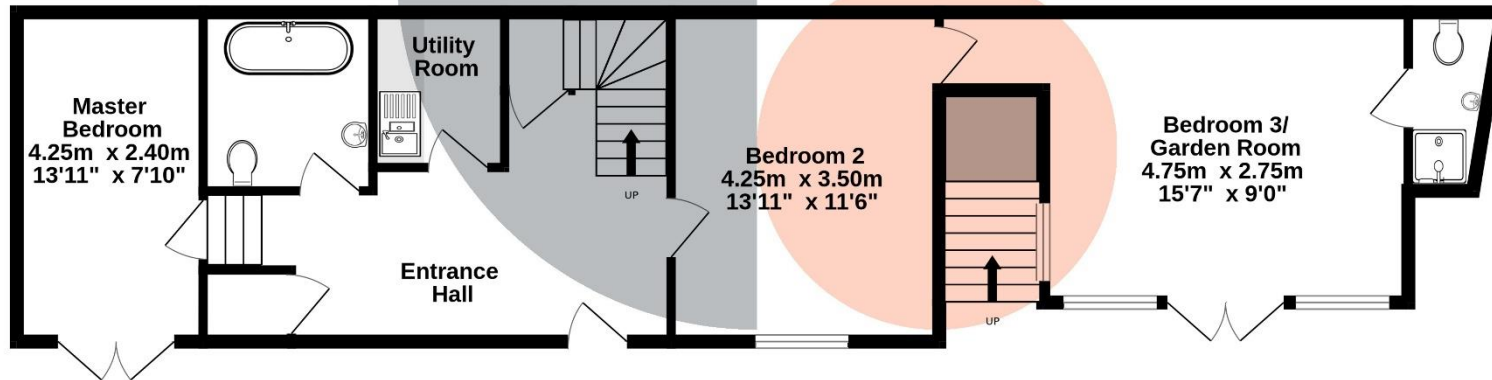
Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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