

EDEN BARN

HARDWICKE
GLOUCESTERSHIRE





EDEN BARN, GREEN LANE, HARDWICKE, GLOUCESTERSHIRE, GL2 4QA



GUIDE PRICE £1,250,000

A LIGHT-FILLED AND SPACIOUS BARN CONVERSION IN A LOVELY SEMI-RURAL LOCATION OVERLOOKING OPEN-FIELDS, WHILST STILL WITHIN EASY REACH OF LOCAL AMENITIES, STYLISHLY PRESENTED AND OFFERING 4 BEDROOMS PLUS A SELF-CONTAINED 2 BED ANNEXE

Open-plan Kitchen/Dining/Living Room, Cloakroom, Sitting Room, 3 Ground floor Bedrooms, 2 with Bi-fold Doors opening to the Garden and 1 with En-suite, Family Bathroom, First Floor Principal Bedroom with En-suite Shower Room, Mezzanine level Snug/Home Office, Outside access to Gym/Laundry Room and Large Office/Games Room

Self-contained 2 Bed Annexe with Spacious Open-plan Sitting Room and Kitchen, Ground Floor Bathroom, 2 First Floor Bedrooms, WC





Eden Barn offers a light-filled and spacious barn conversion with an instantly bright and welcoming vibe. Glazed double doors open directly into a contemporary open-plan kitchen/living room, which is clearly the heart of this stylish home. Streamlined units create clean-lines, offering ample discreet storage. A semi-circular island provides plentiful space for food preparation and is a great spot for friends and family to gather, whilst cooking-up a feast. There is room for a large table, ideal for more formal dining or family gatherings, as well as a cosy living area with sofas. The sitting room, with bi-fold doors opening to the rear garden, is spacious and beautifully proportioned and a lovely room for relaxing, as well as for entertaining. A useful cloakroom leads off the hallway.

Three bedrooms are located on the ground floor, one with en-suite shower room. Two of the bedrooms open to the garden, via bi-fold doors and all of the rooms are well-proportioned with ample discreet storage and views to the garden and open countryside. The principal bedroom is located on the first floor and benefits from a statement double-height ceiling and lovely views over the neighbouring fields. A stylish shower room with open-ceiling, adds a contemporary twist.

External access leads to a gym and laundry room (formerly a garage) and a spacious home office/games room, ideal as a separate working or teenage break-out space.

A two bed self-contained annexe is located at the far end of the house, with its own access and garden. The ground floor comprises a spacious open-plan sitting room, bathroom and kitchen, with bifold doors opening to the garden, from the sitting room. Two bedrooms are located on the first floor, together with a WC.

The garden is set to the rear and side of the house and comprises level lawns and a choice of seating areas, together with a hot tub. Overlooking open fields, the garden provides a wonderful quiet space to relax or to dine alfresco with friends. A gravel area to the front and side of the house provides parking for several cars.



LOCATION

Eden Barn is tucked away off a country lane in the village of Hardwicke, approximately 4 miles south of Gloucester. Hardwicke has a lovely semi-rural feel with a popular canal side pub, convenience shop, C of E primary school and Severn Vale Secondary School. Quedgeley is nearby, with a range of services including three supermarkets, small retail park, doctors' surgery and a good choice of restaurants. There is easy access to Junction 12 of the M5 motorway. Gloucester and Stroud have excellent secondary schools, both state and private, while the city centre has seen major investments within Gloucester Quays shopping centre with designer outlets, popular restaurants and cafes, cinema and entertainment. Gloucester and Stonehouse mainline railway stations offer regular train services into London Paddington. There are lovely walks around Hardwicke on the Gloucester-Sharpness canal and in the surrounding countryside. Eden Barn offers the perfect balance of rural living alongside ease of access to local amenities.

DIRECTIONS

The property is located by taking the A419 west from Stroud, crossing the M5 motorway and then turning north towards Gloucester on the A38. At the roundabout by the BP petrol station, take the first left towards Gloucester and then the first slip road on the left towards Quedgeley. After a short distance, turn left into Green Lane, passing Hardwicke Social Club. Take the next left into Sticky Lane where the property can be found after a short distance on the right-hand side.

TENURE Freehold
EPC EER: Current 75 / Potential 82

SERVICES Gas central heating (underfloor in the kitchen/dining area), Mains electricity, Mains Water, Septic Tank Drainage, Stroud District Council Band F £3151.66 2024/25. Broadband Standard 22 Mbps, Mobile EE, Three, O2 and Vodafone limited

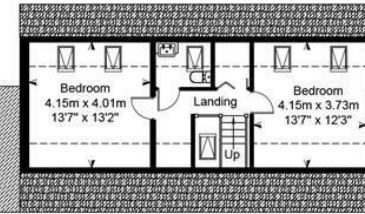
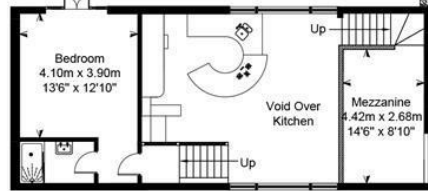
VIEWING By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

Eden Barn, Green Lane, Hardwicke, Gloucestershire

Approximate IPMS2 Floor Area	172 sq metres / 1852 sq feet
House	25 sq metres / 269 sq feet
Gym / Laundry Room	25 sq metres / 269 sq feet
Cottage	116 sq metres / 1248 sq feet
Home Office / Games Room	15 sq metres / 161 sq feet
Total	328 sq metres / 3530 sq feet
(Includes Limited Use Area	18 sq metres / 194 sq feet)

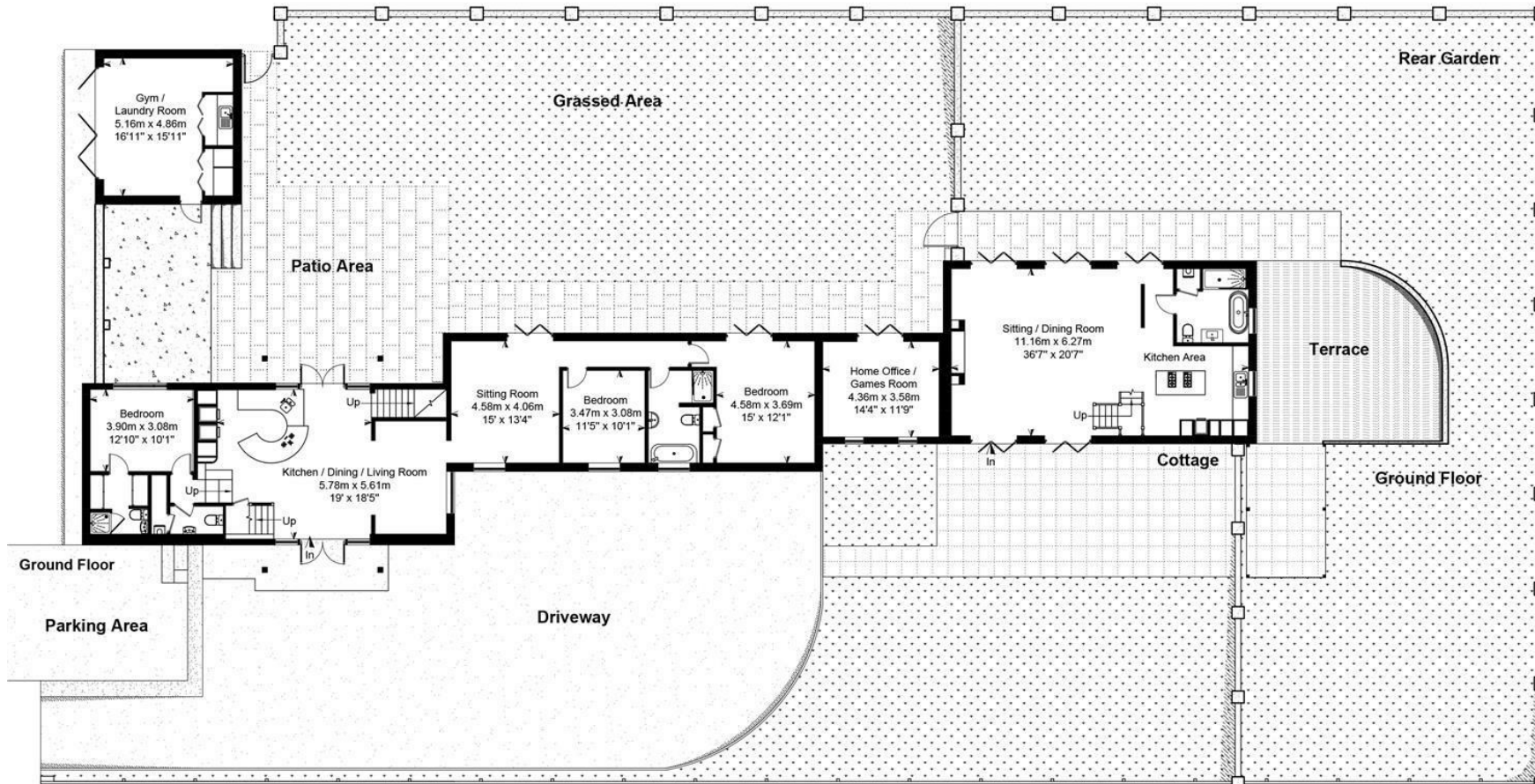
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 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



= Limited Use Area

First Floor



SUBJECT TO CONTRACT

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