

EAST BARN

POOLE KEYNES, GLOUCESTERSHIRE



An immaculate contemporary barn conversion positioned at the edge of the village with rural views

Ground Floor: Entrance Hall • Sitting Room
Kitchen/Dining/Family Room • Snug/Study
Utility Room • Cloakroom

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

Outside: Gravel Driveway • Ample Parking
Detached Double Garage with Storage Above
Rear Terrace • Lawned Gardens • Views

In All About 0.43 Acres



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DESCRIPTION

East Barn sits on the edge of the ever-popular village of Poole Keynes, on the western side of the Cotswold Water Park, surrounded by beautiful countryside with far-reaching views across neighbouring farmland. Formerly an agricultural barn, the property has been transformed into an exceptional contemporary home.

Converted in 2023, the house combines Cotswold stone with timber cladding beneath a slate roof, creating a striking yet sympathetic finish. Great care has been taken to incorporate modern, energy-efficient features including an air source heat pump, mechanical heat recovery system and A+ rated glazing. Exposed steelwork, larchwood, and extensive glazing all add to the overall feel, resulting in a home that is beautifully designed and incredibly light.

The property opens into an entrance hall with a vaulted ceiling and galleried landing. A superb open-plan kitchen/dining/family room is fitted with country-style cabinetry and a Belfast sink, while the generous living and dining areas are designed very much with modern family living in mind. Bi-fold doors open directly onto the garden, allowing the space to flow seamlessly outside. In addition, there is a generous sitting room, snug/study, utility room, and a cloakroom. Upstairs are five bedrooms including a principal suite with dressing area and a shower room, together with a family bath and shower room and a further shower room.



OUTSIDE

Outside, East Barn is approached via a gated gravel driveway providing parking for ample vehicles. There is a standalone double garage with useful storage above. The gardens extend to just over 0.4 acres and wrap around the house, being predominantly laid to lawn with plenty of scope for further landscaping. To the rear is a lovely courtyard terrace, ideal for outside dining and entertaining, and perfectly positioned to enjoy the afternoon and evening sun.

SERVICES

Mains water and electricity. Air source heat pump for heating and hot water. Underfloor heating to the ground floor. Mechanical ventilation with heat recovery helps circulate the air. Private drainage to a sewage treatment plant. Broadband connected – client uses a mobile broadband box. Security alarm. External CCTV. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

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.

TENURE

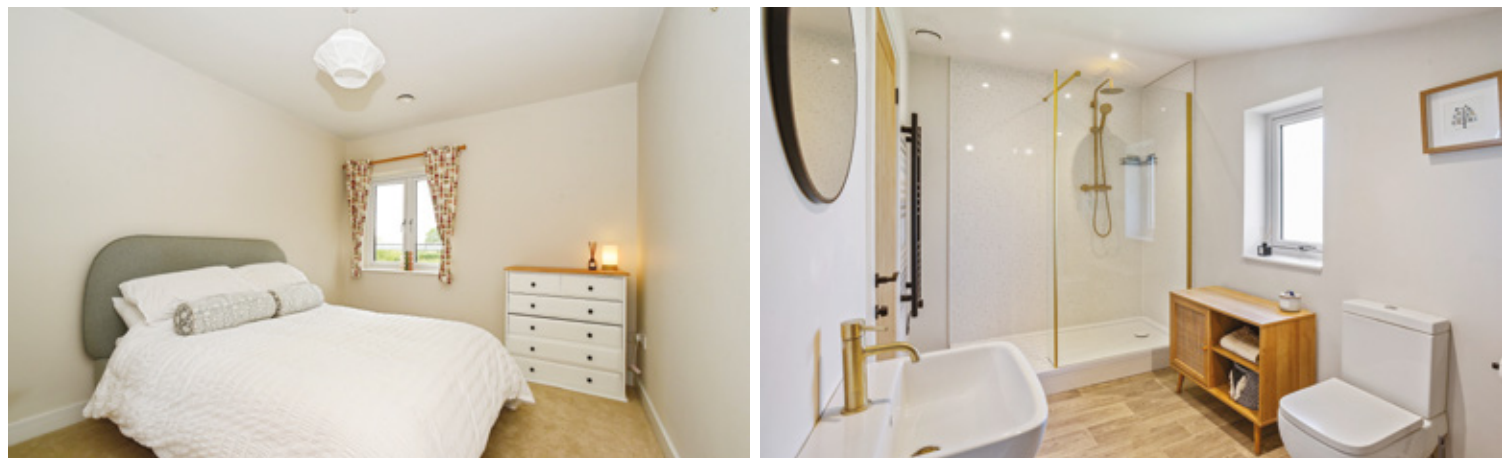
Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G





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.

EPC

Band B

VIEWINGS

Viewings strictly by appointment only.
Please telephone Butler Sherborn Cirencester Office -
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DIRECTIONS (GL7 6EG)

Past the village church on your left-hand side and continue straight all the way to the end of the village. Just before the bridge, there is a driveway leading to two barns, East Barn is positioned on the right-hand side.

what3words: ///ember.pursuit.suave



Pubs

The Wheatsheaf Inn, Oaksey 1.5 miles
The Wild Duck, Ewen 1.7 miles
The Bakers Arms, Somerford Keynes 2 miles
The Potting Shed, Crudwell 4 miles



Schools

Oaksey Primary School 1.6 miles
Deer Park, Cirencester 4.7 miles
Cricklade Manor Prep School 8 miles
Malmesbury School 10 miles



Towns

Cirencester 5.7 miles
Tetbury 10 miles
Malmesbury 10 miles



Train Station

Kemble 2.8 miles

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East Barn

Approximate Gross Internal Area = 269.3 sq m / 2899 sq ft (Including Eaves)
Outbuildings = 56.8 sq m / 611 sq ft
Total = 326.1 sq m / 3510 sq ft

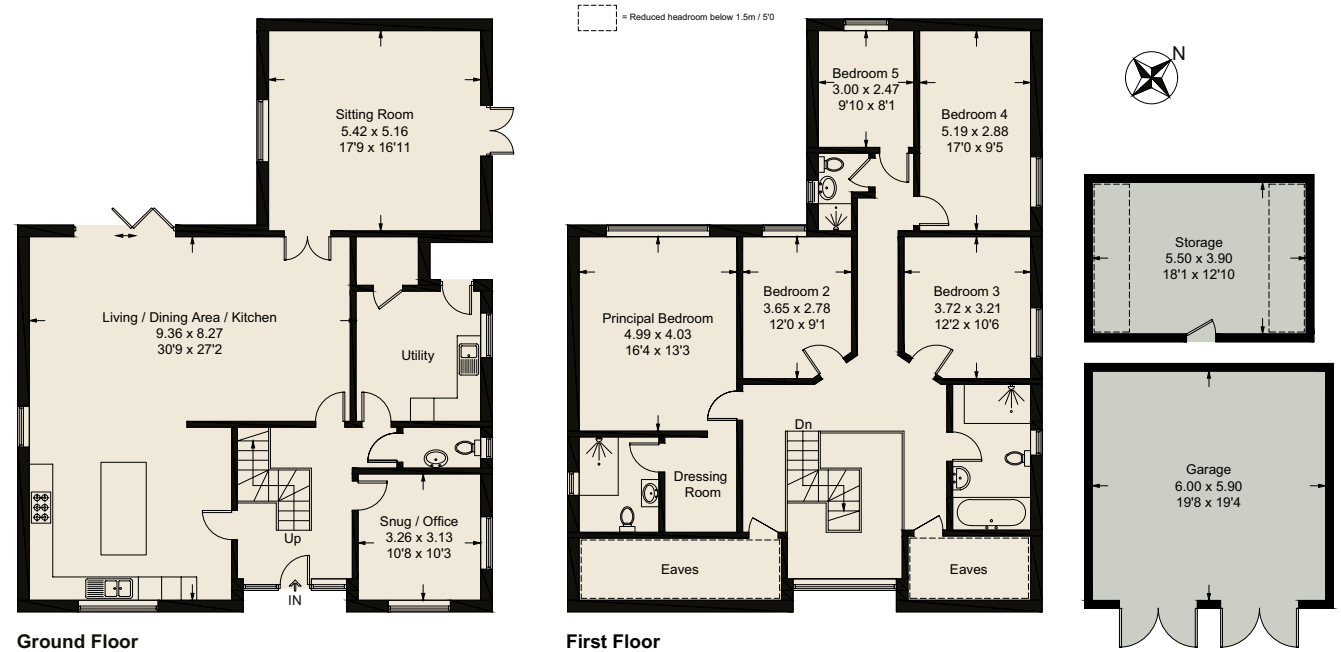


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304259)

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