



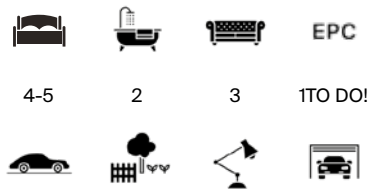
# NEW BARN HOUSE

Forthampton, GL19 4QE



# PEACEFUL LIVING WITH BEAUTIFUL VIEWS

Set in splendid isolation, a well-presented barn conversion surrounded by glorious open countryside with no onward chain.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,175,000



## AN IDYLLIC AND PRIVATE POSITION

Set on its own in a very private and secluded location on the edge of the villages of Forthampton and Corse Lawn, New Barn House is a flexible and well-presented family home set on a generous plot of nearly an acre. Converted in 1994, the property extends to around 2,500 square feet over two floors, not including a large double carport and garage building. The property enjoys stunning views, privacy and a tranquil unspoiled setting.









## BRIGHT AND SPACIOUS LIVING

Nestling at the end of a long private driveway, the property enjoys an east/west aspect so is naturally very light. On entering the property, an impressive fully vaulted reception hall with a split staircase creates a wonderful first impression.

The accommodation comprises a dual aspect kitchen/breakfast room complete with an Aga, a formal dining room, a dual aspect sitting room with a wood burner as well as as garden room that overlooks a pretty little pond. A versatile study (or occasional bedroom 5), a utility and cloakroom complete the ground floor.







## A BEAUTIFULLY VAULTED UPPER FLOOR

On the first floor, arranged either side of a superb vaulted landing there is a principal bedroom suite with views in two directions, a family bathroom, two guest bedrooms and a further bedroom with a WC.



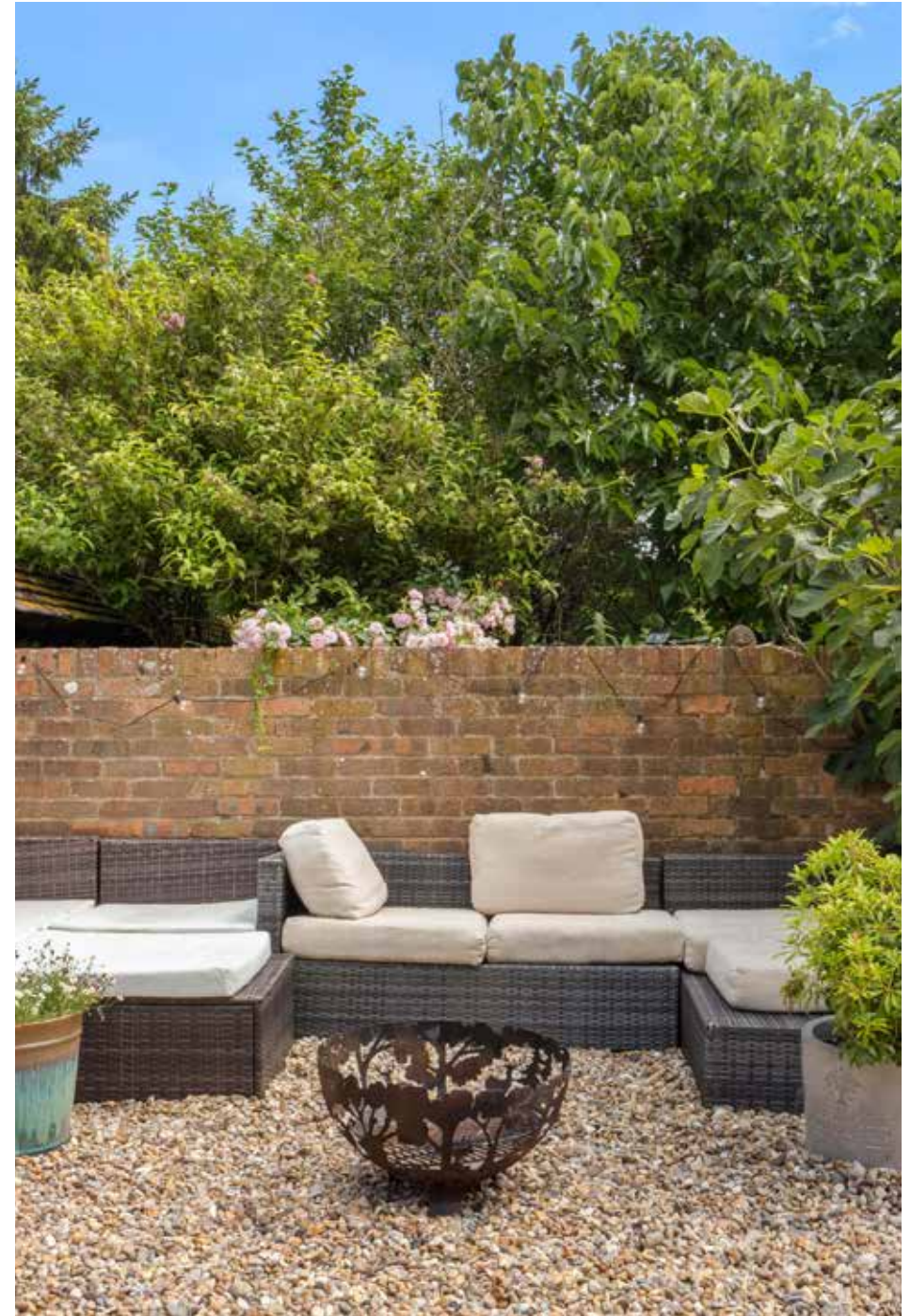




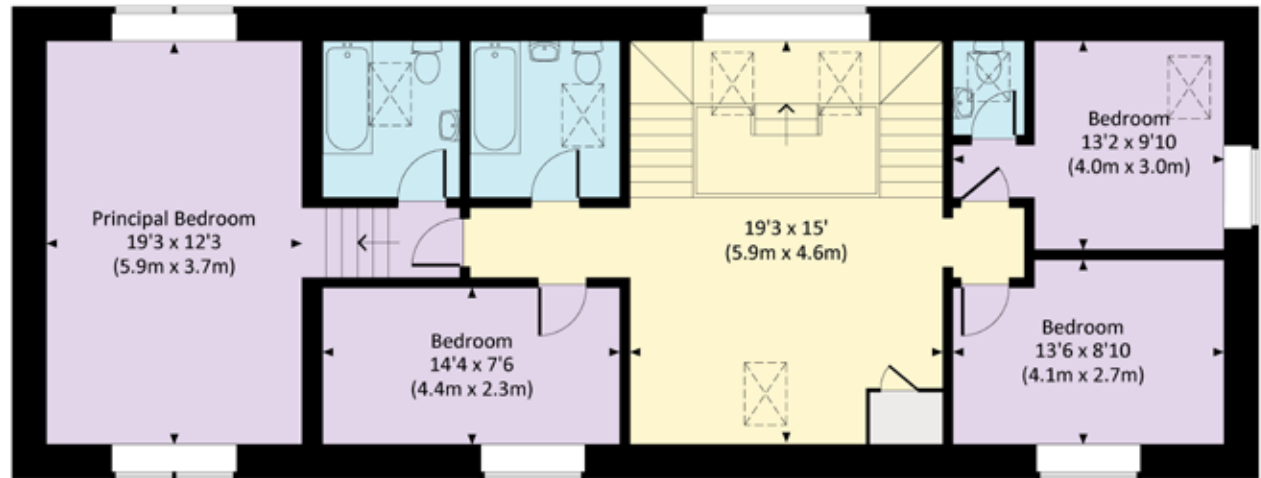
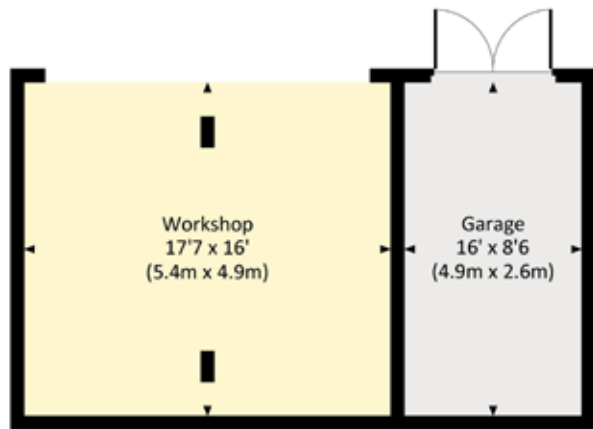
## GARDENS AND LOCATION

The gardens are enclosed by high hedge boundaries making them superbly private. Predominately lawned and dotted with fruit trees, it is a flexible space with numerous places from which to sit, including in the corner of the garden where there is a very pretty, small pond. The driveway is gated and there is plenty of room for parking as well as there being a timber framed double carport and garage building.

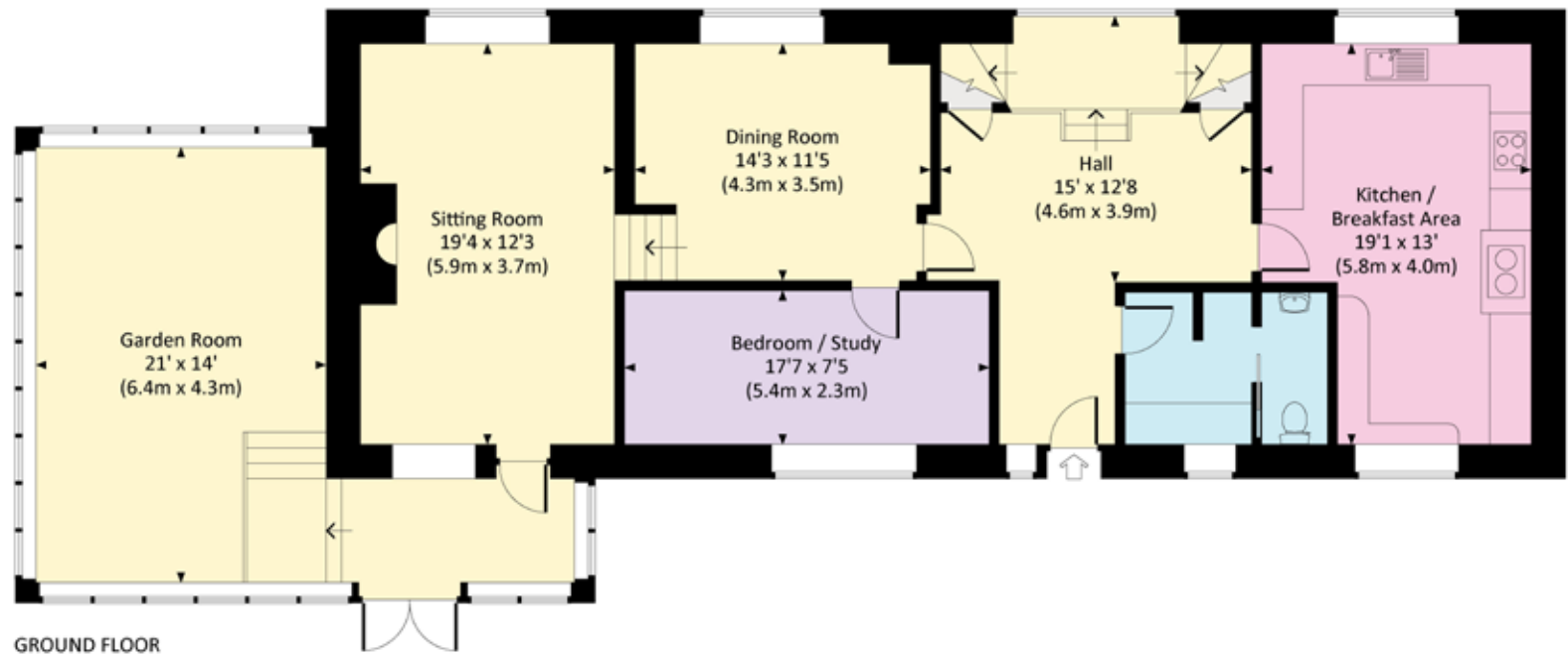
Tucked between Forthampton and Corse Lawn on the Gloucestershire /Worcestershire border, New Barn House enjoys a private rural setting while remaining highly accessible, with Tewkesbury just 3 miles away and Cheltenham and Gloucester within easy reach, offering a wide range of amenities, schooling and transport links.







FIRST FLOOR



GROUND FLOOR

Approx. gross internal area 2593 sq ft / 240.9 sq m  
 Approx. gross internal area 3021 sq ft / 280.7 sq m Inc. Outbuildings

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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