

WARRENS CROSS BARN

LECHLADE, GLOUCESTERSHIRE



A detached Grade II Listed period stone barn conversion, finished to an impeccable standard with annex, triple garage, parking and gardens, situated on the edge of Lechlade, in all approximately 0.7 acres

Ground Floor: Open plan entrance hall
Sitting/dining room • Study/ bedroom four
Cloak room • Kitchen/breakfast room • Utility

First Floor: Principal bedroom with adjoining bath and shower room • Study/ snug • Two further double bedrooms with adjoining shower rooms

Annexe: Kitchen/breakfast/sitting room
Double Bedroom • Shower room

Outside: Driveway parking
Triple garage with Bedroom and bathroom above
Rear courtyard/ Annex Garden • Vegetable garden
Patio terrace • Main lawned garden

Butler 
Sherborn

Burford Office

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DESCRIPTION

Warrens Cross Barn has been meticulously renovated and converted by the current owners to create a spacious and versatile family home, while retaining the character and features of the original barn.

The property enjoys exposed stone and beams throughout, together with an impressive part-vaulted main reception room. Full height glazed windows overlook the rear gardens, creating a strong connection with the outside space.

The main barn offers approximately 2,875 sq ft of accommodation, making it an ideal family home, second residence or investment property.





A detached annexe provides additional accommodation for guests or extended family, including a double bedroom and bathroom. Further accommodation is available above the triple garage, offering additional flexibility.

The rear garden enjoys a southerly aspect and features a generous paved terrace accessed directly from the main hall and kitchen/breakfast room. Enclosed by stone walls and established hedging, the garden provides a private and attractive setting for outdoor dining and entertaining.

SERVICES

Mains Gas, water and electricity. Private drainage with a Klargester located in the rear garden. Gigaclear. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

Freehold

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

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.





LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

EPC

Rating B

VIEWINGS

Please telephone Butler Sherborn, Burford Office -
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DIRECTIONS (GL7 3DR)

From Burford take the A361 towards Lechlade. Upon entering Lechlade at the roundabout take the third exit and stay on the A361. Continue through Lechlade, upon leaving at the next roundabout take the 1st exit. Upon approximately half a mile, Warrens Cross Farm and Barn will be signposted on your left. Turn left and Warrens Cross Barn can be found ahead of you down the drive.

what3words: ///crib.aquatics.stored





Pubs

The Five Alls, Filkins 0.4 miles
The Bell, Langford 1.9 miles
The Swan, Southrop 2.9 miles



Members Clubs & Spa's

Thyme, Southrop 3.1 miles
Lakes By Yoo 0.6miles
Soho Farmhouse, Great Tew 22.4 miles
Estelle Manor, North Leigh 21.4 miles



Schools

Farmors School, Fairford 3.4 miles
Burford School, Burford 5.0 miles
Hatherop Castle School, Hatherop 5.2 miles
St Hughes School 10.2 miles
Cokethorpe School, Witney 18.5 miles



Train stations

Swindon 12.5 Miles
Charlbury 19.1 miles
Oxford parkway 28.3 miles

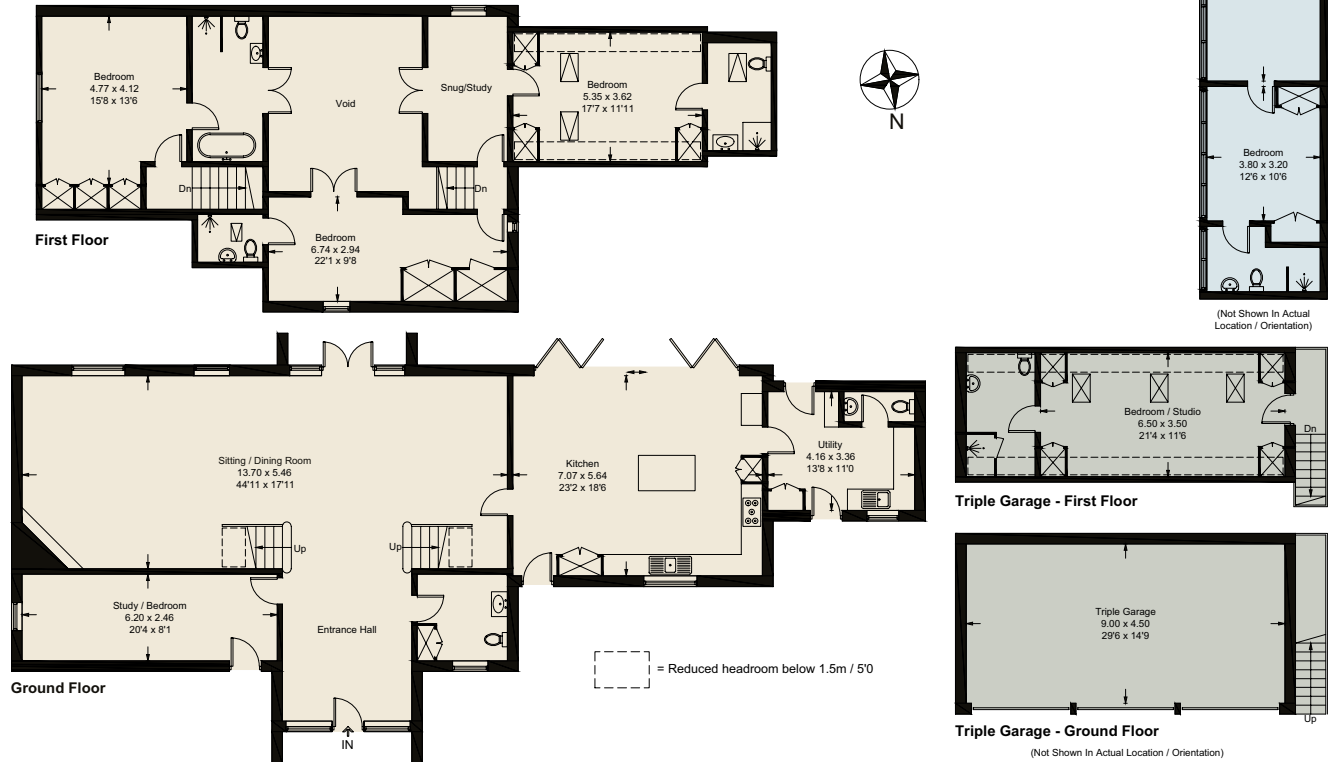
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Warrens Cross Barn

Approximate Gross Internal Area = 267.1 sq m / 2875 sq ft
Annexe & Triple Garage = 110.4 sq m / 1188 sq ft
Total = 377.5 sq m / 4063 sq ft
(Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330758)



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