

CHACELEY HALL BARN

Chaceley, GL19 4EG



CHACELEY HOLE, CHACELEY, GLOUCESTER, GLOUCESTERSHIRE, GL19 4EG

A beautifully converted four bedroom barn with a south facing aspect, landscaped gardens with distant views and a detached double garage with a versatile home office space above.

4	4	3	EPC C

Local Authority: Tewkesbury Borough Council

Council Tax Band: E

Tenure: Freehold

Tewkesbury 6 miles, Gloucester 8 miles, Cheltenham 13 miles, M5 Junction 11A 10 miles, Bristol 42 miles, Birmingham 54 miles, London 110 miles (Distances approximate).

Guide Price: £1,150,000



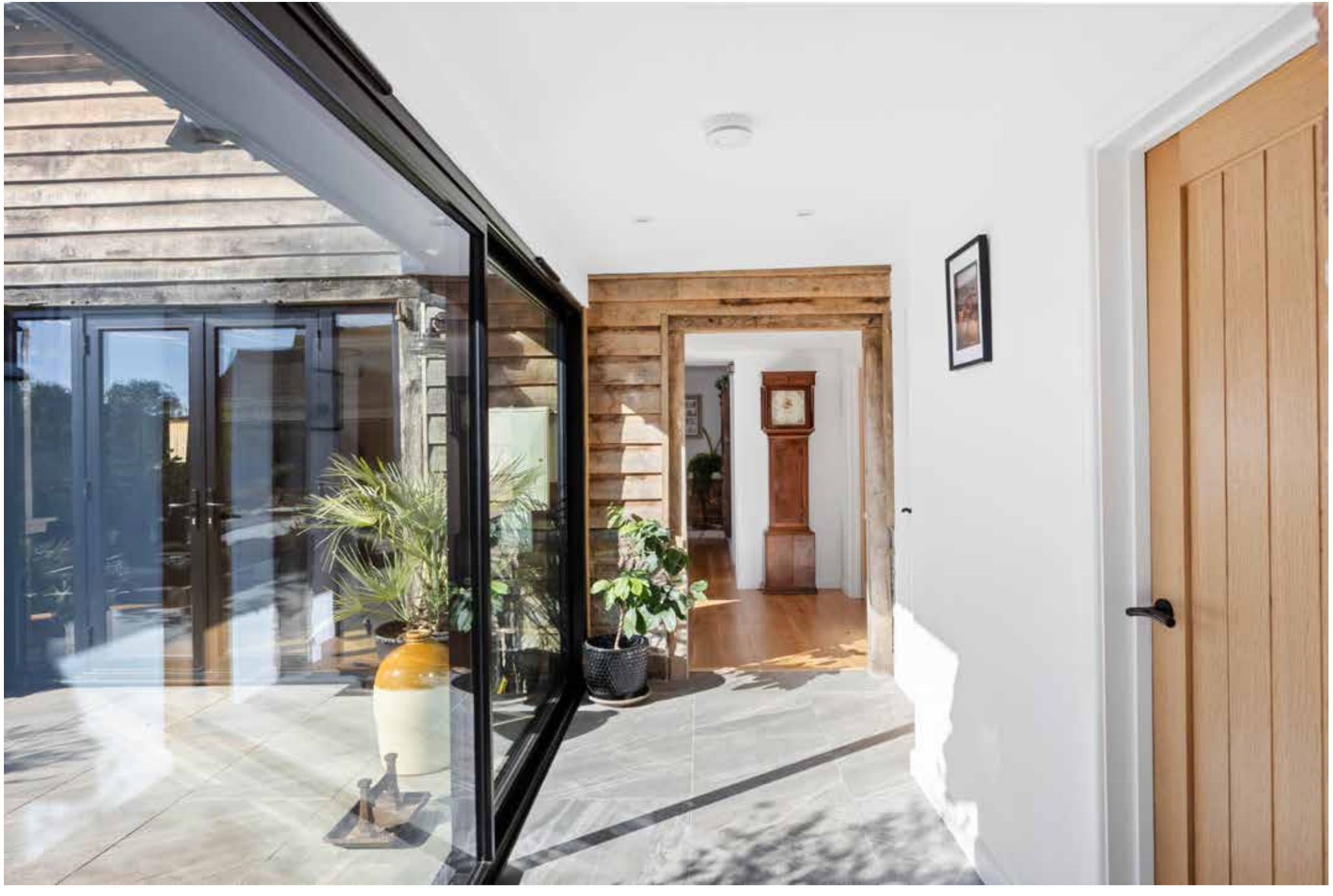


AN EXCEPTIONAL BARN CONVERSION

Occupying a delightful rural setting, this impressive barn conversion extends to approximately 2,500 sq ft and has been finished to an exceptional standard throughout.

Combining contemporary design with a wealth of character features, the property offers versatile family accommodation together with beautifully landscaped gardens, extensive parking and a substantial detached garage building.





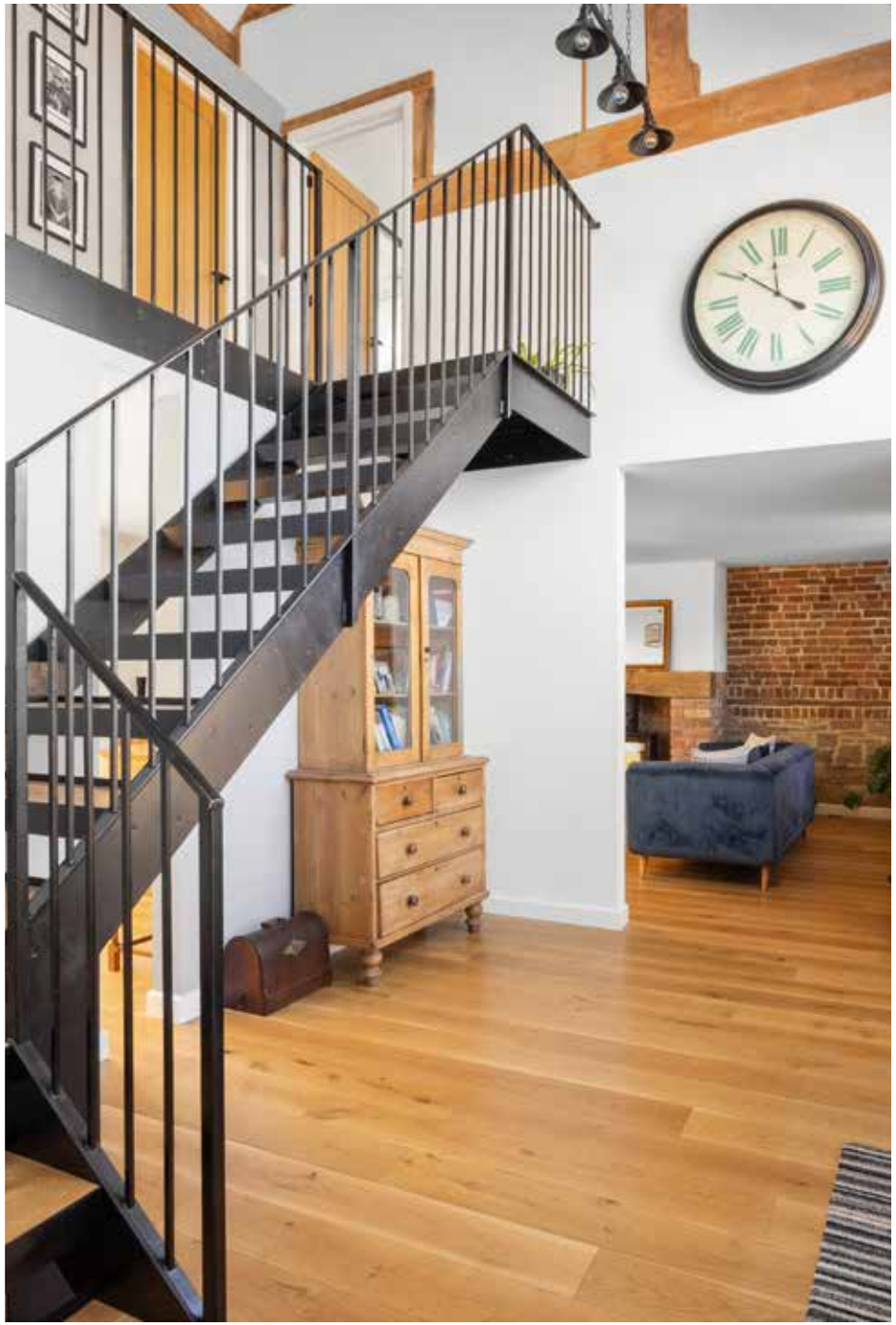




SUPERB OPEN-PLAN LIVING

A striking entrance hall with double-height ceiling and galleried landing creates an immediate sense of space and sets the tone for the accommodation beyond. The principal living areas have been thoughtfully designed for modern family life, centred around a superb open-plan kitchen, dining and living space.

Featuring vaulted ceilings with exposed timbers, oak flooring, a contemporary fitted kitchen with central island and extensive glazing overlooking the gardens, this is an outstanding entertaining space with a seamless connection to the outside.









SPACE FOR FAMILY, GUESTS AND HOME WORKING

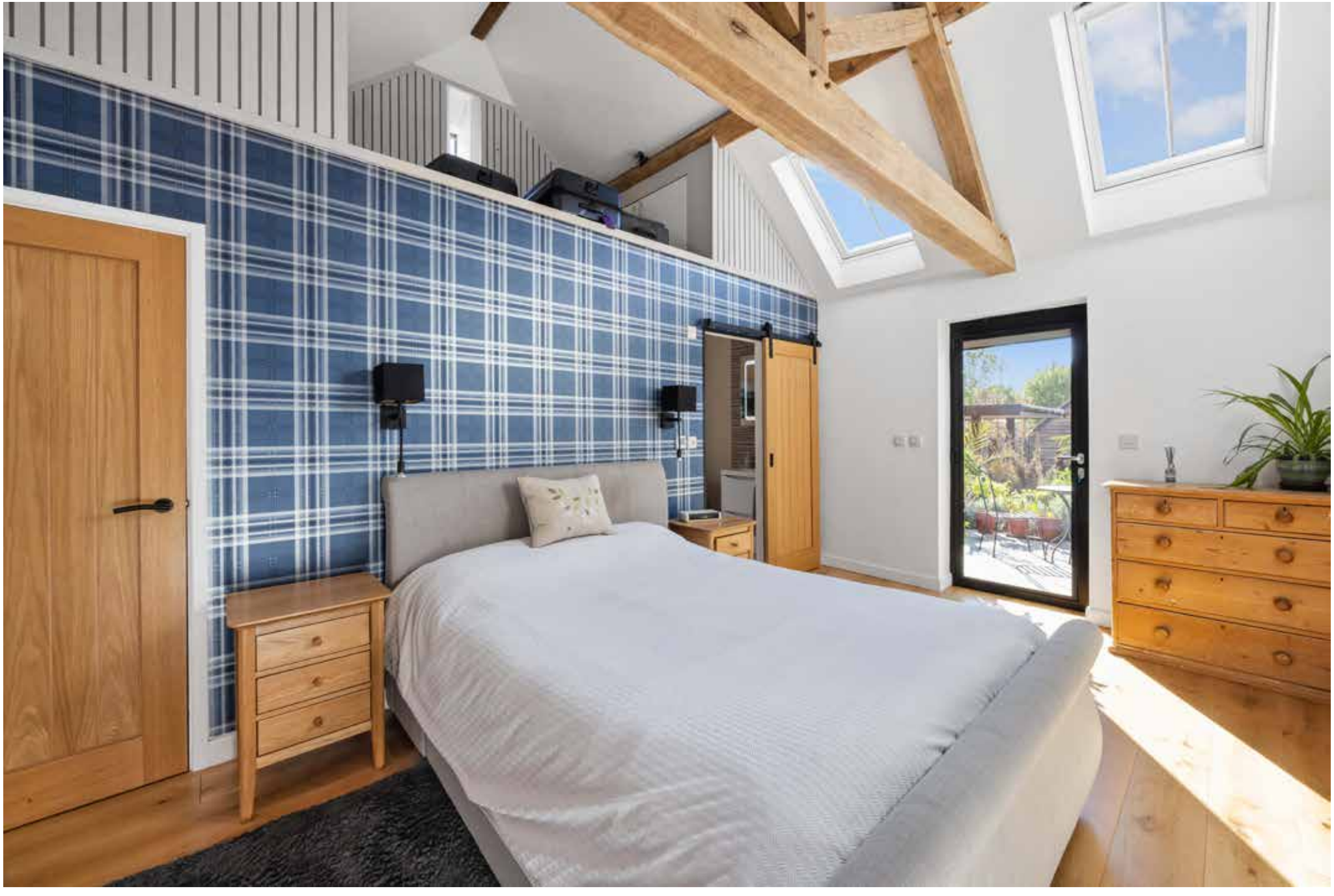
The separate reception room provides a more formal living area and is full of character, with exposed brick and stone walls, oak flooring and a wood-burning stove set within an attractive fireplace. A further snug offers a flexible additional reception room, ideal as a family room, study or playroom. A utility room and cloakroom complete the ground floor accommodation.

The bedroom accommodation is arranged over two floors and is both generous and flexible. A ground floor double bedroom with en suite shower room is ideally suited to guests or multi-generational living. The first floor comprises three further bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. In total, the property has four bath and shower rooms.

Services:

Fibre Gigaclear broadband. Air Source Heat Pump Providing Underfloor Heating across the ground floor and radiators on the first floor. Wood Burners x2.

Mains water & electricity. Tricell waste treatment plant installed 2025.





LANDSCAPED GARDENS AND EXCELLENT OUTSIDE SPACE

Gated from the lane, the property is approached via a generous gravel driveway that provides parking for numerous vehicles and gives access to a detached double garage. Above the garage is a substantial first-floor store or workshop, providing excellent ancillary accommodation with potential for a variety of uses subject to any necessary consents.

The landscaped gardens are a particular feature of the property. Designed to provide year-round interest, they include extensive paved terraces, areas of lawn, raised planting beds and well-stocked borders, creating a private and attractive setting for outdoor dining and entertaining. The grounds extend to approximately 0.5 acres and enjoy attractive views across the surrounding countryside.







Approx. gross internal area 2502 Sq Ft. / 232.4 Sq M.
Approx. gross internal area 3240 Sq Ft. / 301.0 Sq M. Inc. Outbuilding

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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