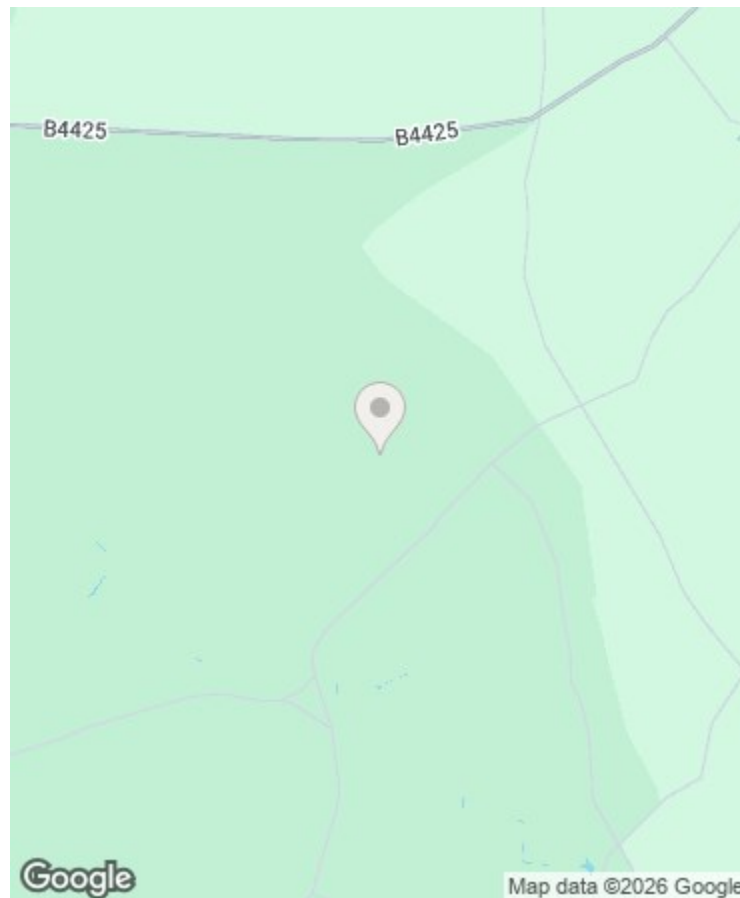




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



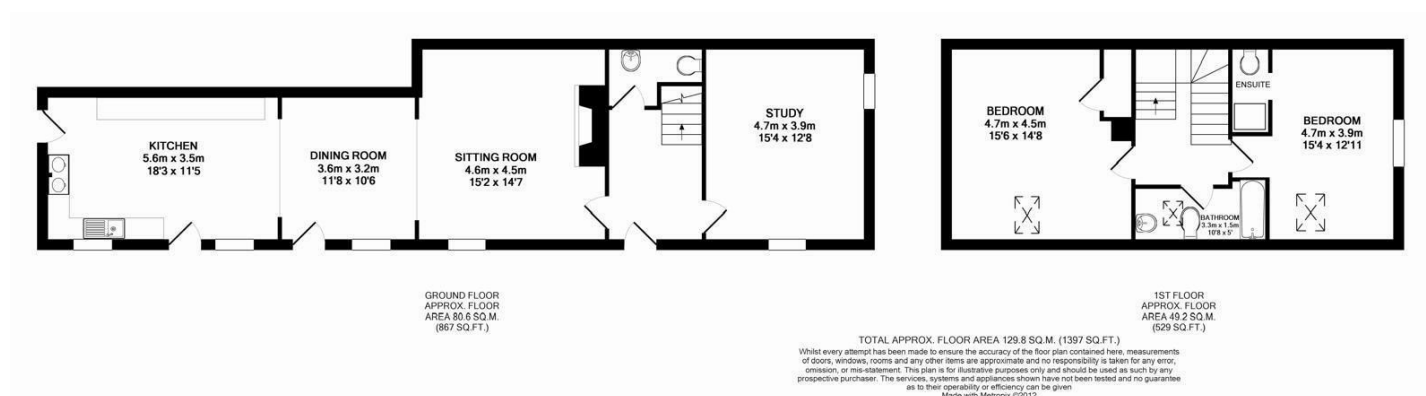
### Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Tallet Barn, Eastleach Downs Farm Eastleach, Cirencester, GL7 3PX

£2,595

- Charming two-bedroom barn conversion
- Spacious and versatile accommodation
- 3rd Bedroom or office/snug
- Rural location, surrounded by space
- Two generous double bedrooms
- Quiet seclusion guaranteed!

# Eastleach Downs Farm , Cirencester GL7 3PX

Eastleach Downs is a small hamlet close to the picturesque Cotswold village of Eastleach, an attractive rural location known for its traditional stone cottages, countryside walks and peaceful surroundings.

The closest town is the iconic Burford; known as the gateway to the Cotswolds. A little further afield, Cirencester offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. The surrounding area is well known for its beautiful countryside and access to scenic walking routes throughout the Cotswolds Area of Outstanding Natural Beauty.

The property benefits from good road connections to Cirencester, Burford and Fairford, with further links to Cheltenham, Oxford and Swindon, making it a convenient location for both rural living and commuting.



Council Tax Band:



Tallet Barn is a charming two-bedroom barn conversion located within the peaceful surroundings of Eastleach Downs Farm. This characterful property offers spacious and well-proportioned accommodation arranged over two floors. The ground floor comprises a generous kitchen with ample space for dining preparation (and an Aga), a separate dining room, a bright and comfortable sitting room, and a versatile third bedroom which could equally be used as a snug or home office. A convenient cloakroom is also located on the ground floor. The house is well-built from local and is efficient to heat and run. Equally, it benefits from hard-wired superfast internet connection as well.

Upstairs, the property offers two large double bedrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a separate family bathroom. Both bedrooms provide excellent space and natural light, as well as views over the countryside.

Tallet Barn combines countryside charm with practical living space, making it ideal for those seeking a quiet rural home while remaining within close reach of nearby towns.