



HARRY'S BARN, DITCHFORD-ON-FOSSE



BEAUTIFULLY PRESENTED, HIGH QUALITY BARN CONVERSION

Moreton-in-Marsh 3 miles (trains to London Paddington from 90 minutes), Chipping Campden 7 miles, Broadway 8 miles, Shipston-on-Stour 4 miles, Stratford-upon-Avon 9 miles and Cheltenham 24 miles.

Distances and times are approximate.



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EPC

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Local Authority: Cotswold District Council

Council Tax band: D

Private water supply and drainage

Tenure: Freehold



LOCATION

Harry's Barn is three miles from the market town of Moreton-in-Marsh which provides a range of facilities including two large supermarkets, hospital, doctors surgery, shops, restaurants, pubs and the weekly market. A wider range of shopping and leisure facilities can be found at Stratford-upon-Avon, Cheltenham and Oxford.

There are many excellent schools in the area including St David's Primary School, Kitebrook, Cheltenham Ladies, Cheltenham College and Kingham Hill. The property sits within the catchment area of the Ofsted Outstanding Chipping Campden Secondary School. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Broadway, Naunton Downs and Brilles, and rugby at Worcester and Gloucester.







PROPERTY

Completed in 2006, Harry's Barn forms part of an exclusive collection of six individually crafted barn conversions, approached through private electric gates. Designed and finished to an exacting standard, the property exudes quality. With its generous accommodation extending to approximately 2,733 sq ft, combining contemporary open plan living with the charm and proportions expected of a luxury rural home. The interiors are beautifully presented, with a strong emphasis on natural light, high quality materials and a seamless flow between the principal rooms. The kitchen is appointed to a superior specification, featuring granite work surfaces, tiled flooring, an electric Aga and hob, integrated appliances and a comprehensive range of bespoke cabinetry. The formal drawing room is a particularly impressive space and is perfectly suited to both relaxed family living and sophisticated entertaining. Large windows and glazed doors frame views of the courtyard garden, while oak flooring throughout the majority of the ground floor enhances the sense of warmth and craftsmanship. On the first floor, the principal bedroom offers a peaceful and elegant retreat, complete with built-in wardrobes and a well-appointed en suite shower room. Two further double bedrooms, each with fitted wardrobes, are served by a beautifully styled family bathroom.



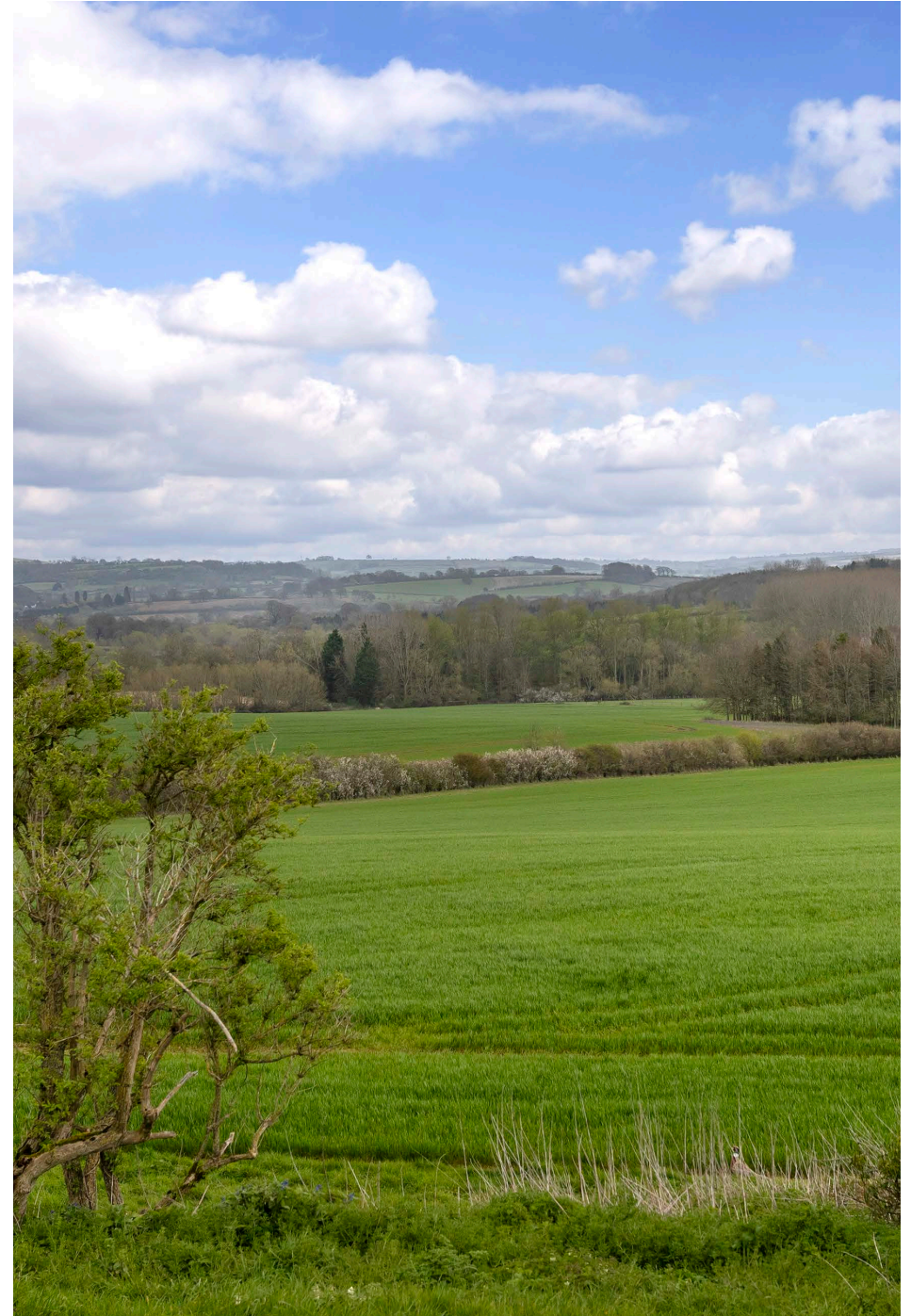




OUTSIDE

The walled courtyard garden is a delightful feature of the property—designed for minimal maintenance while providing an inviting setting for outdoor dining and entertaining. Double doors lead out from the main living spaces, creating a natural extension of the interior during the warmer months.

To the front, a further courtyard with wrought iron railings introduces the property, while a carport offers secure parking for two vehicles along with discreet additional storage. Further communal parking is available for guests.

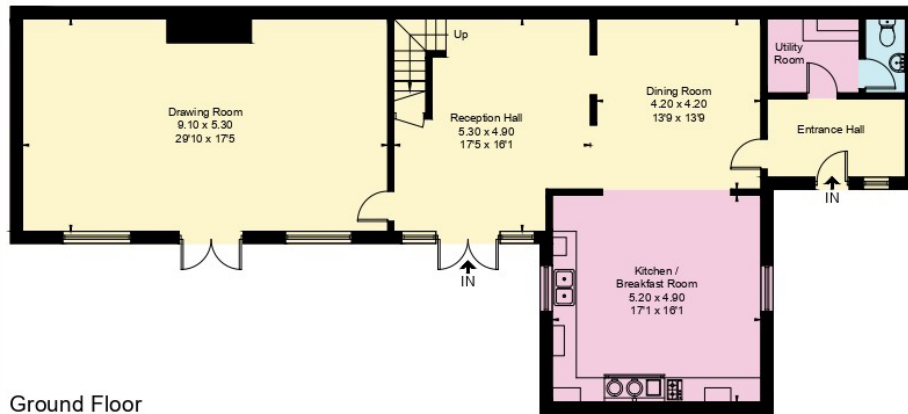




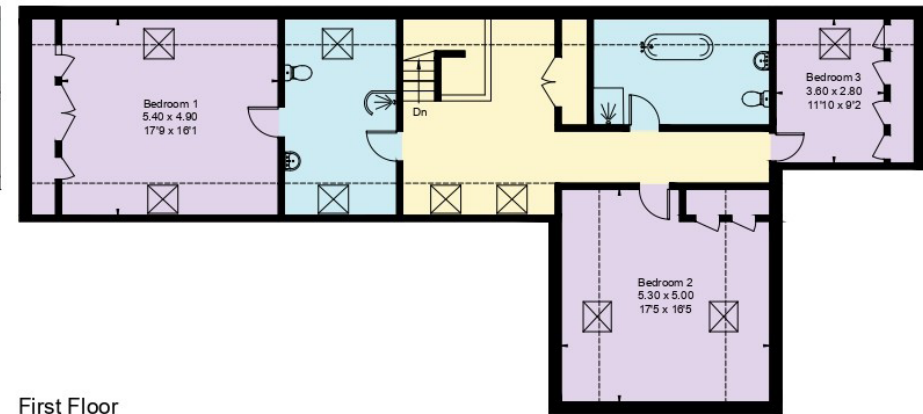
Approximate Floor Area = 253.9 sq m / 2733 sq ft



Reduced head height below 1.5m



Ground Floor



First Floor

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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