



Barrow Elm Barns, Hatherop
Cirencester, Gloucestershire, GL7



Beyond your expectations

Beautifully presented 3 bedroom semi-detached barn conversion

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Semi-Detached Barn Conversion | Entrance Hall | Cloakroom | Kitchen Dining Room with Aga | Living Room | Three Bedrooms | Bathroom | Gardens | Parking | Garage

Guide Price £425,000

Description

A beautifully presented and spacious semi-detached barn conversion situated on a small community of six properties just outside the village of Hatherop in the lovely Coln Valley.

Converted in 1995 as part of an E-shaped range of former Victorian farm buildings, the property enjoys flexible three bedroom living accommodation which is arranged over two floors and incorporates a host of period features including stone walls, exposed wooden beams, high ceilings throughout and large window openings which creates a naturally light and airy space.

Of particular note is the spacious living room with two French windows opening on to the rear garden and a further glazed door set into a delightful stone arch which opens on to the side garden. The impressive kitchen looks out onto a lovely courtyard garden, has high ceilings and ample room for a dining table, is fitted with a comprehensive range of units including integrated appliances, central work station and an electric Aga.

In addition there is a large entrance hall with cloaks cupboard, cloakroom leading off and a good size bedroom with french windows looking out onto the private rear garden.

To the first floor is a roomy master bedroom with exposed beams, fitted wardrobes, exposed stone wall and a glazed door on to external tallet steps. Also on the first floor is a further bedroom and bathroom incorporating a corner spa bath with electric shower over.

Outside

The gardens have been beautifully landscaped and the rear garden enclosed by a mix of stone walling, willow hurdle and fencing and is primarily laid to gravel with a patio area creating a wonderful sitting area with flower beds. To the side of the property there is a further garden laid to lawn with flower beds, enclosed by a low stone wall. The property also benefits from an assigned parking space and a stone built single garage.

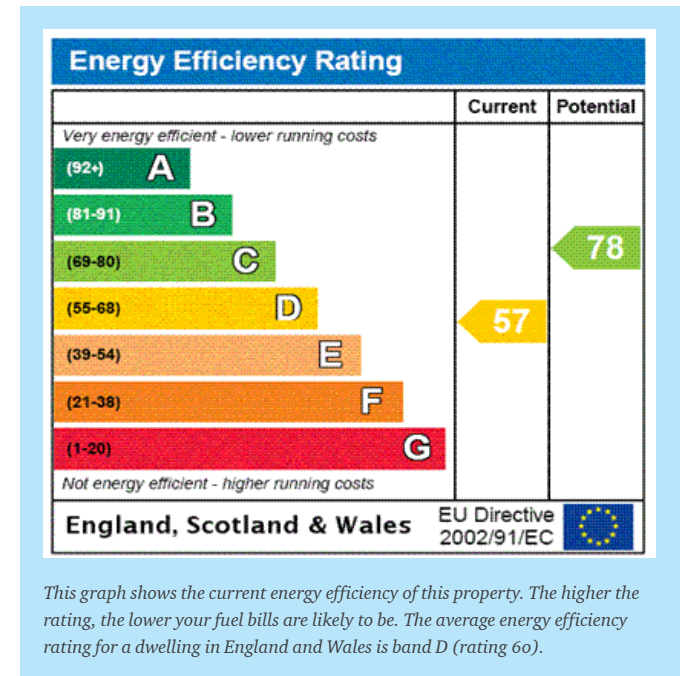
Location

Barrow Elm Barns is located within the highly desirable Coln Valley to the east of Cirencester in a quiet unspoilt setting with views over

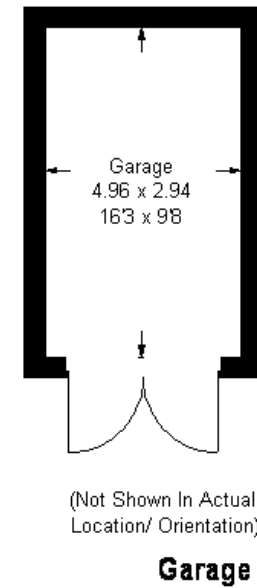
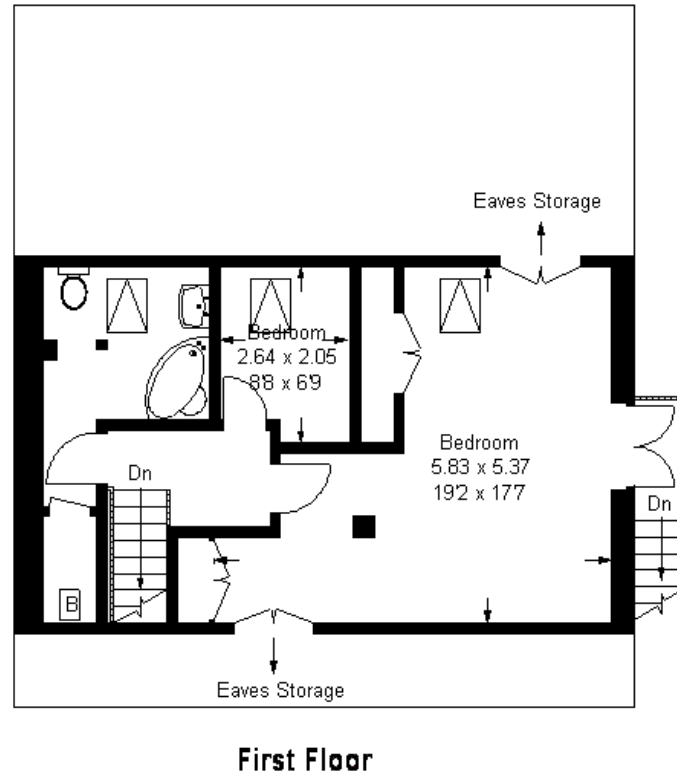
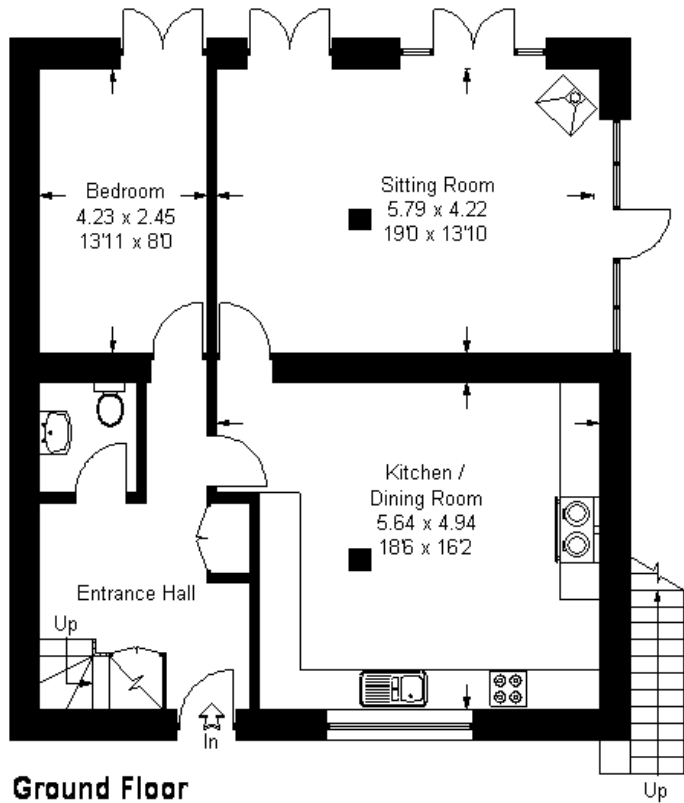
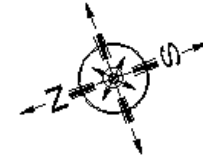
woodland and open fields. It is convenient to both the pleasant small towns of Fairford and Lechlade. Close by, Hatherop benefits from a thriving local primary school and an independent preparatory school, Hatherop Castle. Coln St. Aldwyns, about 2 miles away, has a village stores/post office and dining pub. Wider facilities can be found in Fairford and Lechlade, both about 3 miles away, and Cirencester 10 miles. The M4 (Junction 15) is some 18 miles distant and from Swindon, about 16 miles away, there is a regular train service to London Paddington in under an hour.

Tenure

Freehold



Approximate Gross Internal Area :- 126 sq m / 1356 sq ft
 Garage :- 15 sq m / 161 sq ft
 Total :- 140 sq m / 1517 sq ft



FLOORPLANZ © 2012 0845 6344080 Ref 98419

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

