



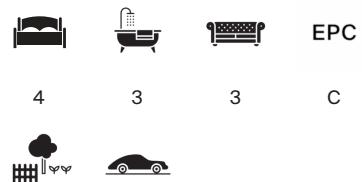
DUTCH BARN, HAZLETON



# CONTEMPORARY BARN CONVERSION IN VILLAGE

## Distances

Northleach 4.5 miles | Cheltenham 10.5 miles  
Stow-on-the-Wold 12 miles | Cirencester 14 miles.  
(All distances are approximate).



Local Authority: Cotswold District Council

Council Tax band: G

Tenure: Freehold



## LOCATION

Hazleton is a charming village situated amidst the rolling contours of the Cotswold Hills. It features an attractive mix of traditional Cotswold stone cottages and more contemporary homes, creating a picturesque and welcoming setting. The nearby market town of Northleach, just 5 miles away, offers a selection of local shops, cafés, and traditional pubs. Cheltenham and Cirencester are within easy reach, approximately 11 miles from the village, for a wider range of shopping, dining, and leisure options. Cheltenham is renowned for its boutique shops, wine bars, and excellent schools, including Cheltenham College, The Cheltenham Ladies' College, Pate's Grammar School, and Dean Close School. The town also offers a wealth of recreational opportunities, from several golf courses and the famous Cheltenham Racecourse to a lively calendar of cultural events, including acclaimed music and arts festivals throughout the year.





## THE PROPERTY

This outstanding barn conversion combines striking contemporary architecture with exceptional craftsmanship. Wrapped in matt-black corrugated steel, the building presents a bold, minimalist silhouette that enhances its impressive 43-ft elevations and curved roof. Inside, generous ceiling heights and a refined blend of vintage and industrial-inspired design create a sense of space, light and understated luxury. The spectacular 43ft x 21ft kitchen/dining/family room forms the heart of the home, featuring designer lighting, premium tiled flooring, a statement fireplace and full-height sliding doors opening to the terrace and gardens.

The handmade kitchen is finished to an exceptional standard, with birch-ply cabinetry, concrete-effect stone worktops, breakfast island and high-end integrated appliances. A bespoke pantry and separate utility/back kitchen provide extensive storage and house the property's modern heating and plant systems.

Additional ground-floor spaces include a cosy sitting room with German sliding doors and an ideal study/home office. A contemporary metal-and-timber staircase leads to four double bedrooms and a beautifully appointed family bathroom, all positioned to enjoy elevated views of the surrounding landscape. The principal suite features double wardrobes and a high-spec en-suite with free-standing bath and walk-in rain shower. A second bedroom also benefits from an en-suite.







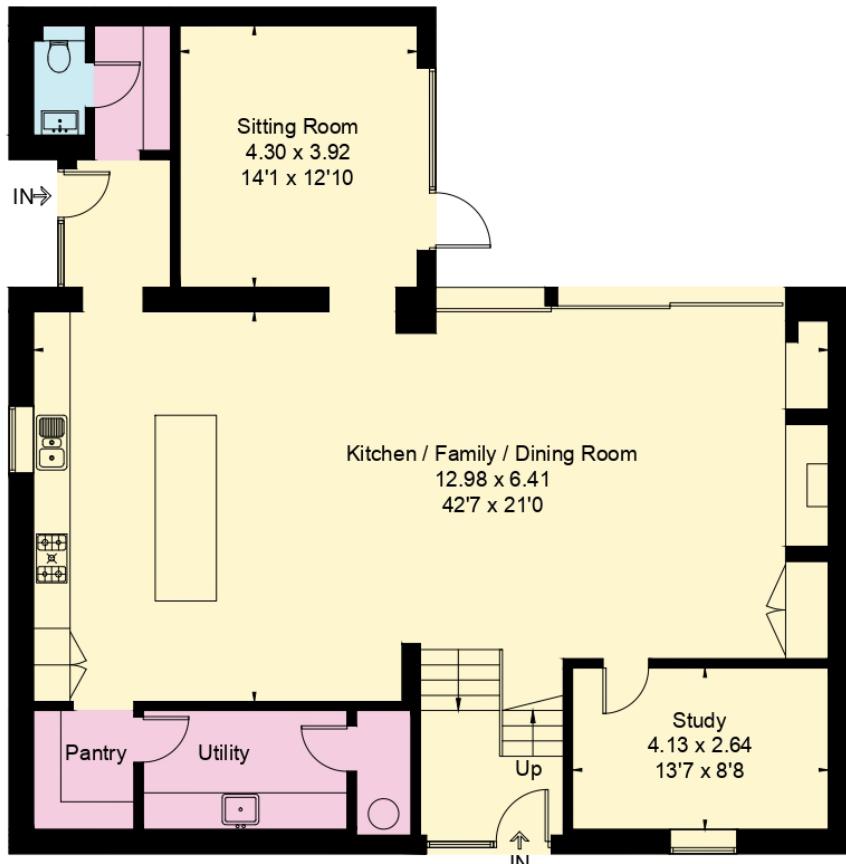
The grounds are mainly laid to lawn, with a broad south west facing terrace accessed from both the main reception room and the sitting room.

The front lawns enjoy open countryside views, while the rear garden, enclosed by a Cotswold stone wall, offers privacy and includes a small kitchen garden. A gravel driveway provides parking for several vehicles.

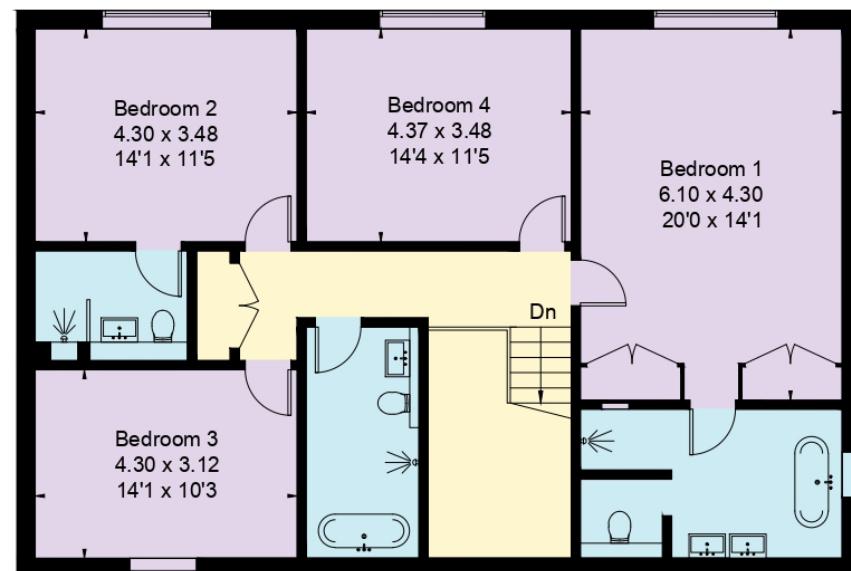
This is a truly exceptional contemporary home, offering modern rural living of the highest calibre. The property also has the benefit of planning permission to erect a double car port . Reference 25/02019/FUL at Cotswold District Council.



Approximate Floor Area = 254.0 sq m / 2735 sq ft



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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