



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



MANOR BARN

Elkstone

# Manor Barn, Elkstone, Cheltenham, GL53 9PD

## A fabulous Cotswold barn conversion in the heart of the village

### Description

Manor Barn is a beautiful Cotswold stone family home in the heart of the picturesque village of Elkstone. Elegantly renovated, this welcoming converted barn provides generous living spaces in a private and attractive setting.

The Kitchen/ breakfast room is fabulous for everyday dining and offers plenty of work top and storage space. The adjacent dining room is ideal for hosting family and friends and leads into the generous living room. The dual aspect windows and French doors which lead to the garden offer ample natural light and the exceptional original features, such as the inglenook fireplace and exposed oak beams, make this a lovely room in which to relax and unwind with a good book in front of the fire in the colder months.

The office, with large windows overlooking the driveway and garden, works wonderfully as a home office and could equally be used as a media or playroom for younger children.

The ground floor also has a double bedroom with an adjacent shower room and a further bathroom along the hallway. This makes the ground floor very versatile and adaptable.

There is also a handy utility room.

Upstairs comprises the master bedroom, three further double bedrooms and a family bathroom. The rooms have been thoughtfully laid out to

provide ample discreet storage and an abundance of natural light throughout.

Outside the garden is a haven of peace and tranquillity, predominantly laid to lawn and interspersed with herbaceous borders, fruit trees and raised beds. The garden overlooks the surrounding countryside with open views over the neighbouring fields and the terrace is the perfect spot for al fresco dining in the warmer months.

The double garage provides further storage space and could equally make a wonderful studio/ gym subject to obtaining the necessary planning consents.

There is plenty of parking on the private gravelled driveway.

*Cheltenham 7 miles  
Cirencester 7 miles  
Kemble Station 11 miles  
(London Paddington 75 mins)  
Swindon 24 miles  
M4 (Junction 15) 26 miles  
M5 12 miles*

*All distances and times are approximate*

Entrance hall • Kitchen • Dining room • Sitting room  
Office • 5 bedrooms • 3 bathrooms • Double garage  
Store • Terrace • Garden • Private driveway





## General Information

Tenure: Freehold.

Services: Mains water and electricity.  
Private drainage. Oil-fired central heating.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

Local Authorities: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 643643. Council Tax Band G.  
EPC rating D.

Postcode: GL53 9PD.



## Location

Manor Barn is situated in the heart of the beautiful Cotswold village of Elkstone. The village boasts wonderful open gardens each year and the Green Dragon pub and store is only a mile away in Cockleford. The nearby village of Colesbourne hosts a garage, post office and shop while stunning Cowley Manor, offering wonderful spa facilities, is just over a mile away.

Conveniently situated, the property is close to Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Ullenwood and Charlton Kings; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with a selection of state, grammar and private schools such as Coberley Primary School, Powells', Deer Park, Beaudesert, Westonbirt, Cheltenham Colleges and Dean Close to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



## Manor Barn, Elkstone, Gloucestershire

House Approximate IPMS2 Floor Area 306 sq metres / 3294 sq feet  
 Garage 30 sq metres / 323 sq feet  
 Store 9 sq metres / 97 sq feet

Total 345 sq metres / 3714 sq feet  
 (Includes Limited Use Area 18 sq metres / 193 sq feet)

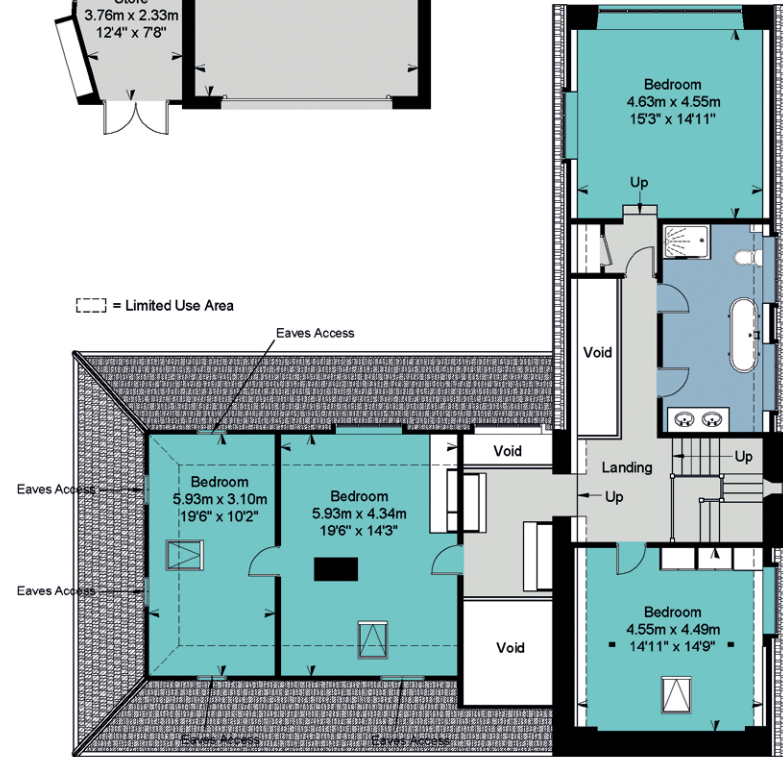
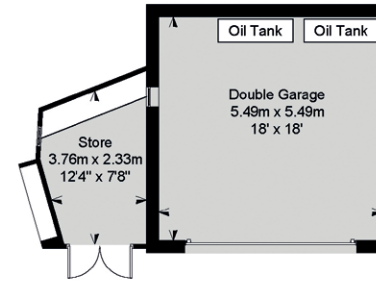
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This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

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