

MANOR BARN



## MANOR BARN, KEMBLE, GL7 6BS

# AN EXCEPTIONAL CONVERTED BARN IN THE HEART OF THE COTSWOLDS

### DESCRIPTION

Manor Barn is an exceptional and beautifully converted Grade II Listed barn in the heart of the Cotswolds. Elegantly renovated by the current owners with attention to detail, whilst maintaining fabulous original features, this is a spacious and bright home.

The open plan living is perfect for entertaining family and friends and the cosier areas are ideal for relaxing moments. The gabled front and rear porches with floor to ceiling windows allow an abundance of light throughout.

The main living space with underfloor heating, exposed stone walls and beams and impressive ceiling height, overlooks the immaculate landscaped garden and works beautifully for indoor/ outdoor living in the warmer months of the year.

The kitchen is fully equipped with granite counter tops, a wine fridge and contemporary mod cons. The adjacent utility/ boot room, with independent access, is perfect for muddy wellies after a long country walk and the separate cloakroom is a useful addition to the downstairs living.

The ground floor also comprises two double bedrooms, one with an en suite bathroom, and a further shower room. Discreet and ample storage has been thoughtfully created.

Upstairs is home to a comfortable and cosy open seating area with a large fireplace and wood

burner. The study mezzanine above is a quiet spot ideal to use as a home office.

Across the landing is the master bedroom with an en suite bathroom, superbly renovated with a free standing bath, separate shower and a built-in television, superb for unwinding after a long day. A further double bedroom is across the landing.

Outside the garden is predominantly laid to lawn, interspersed with a variety of herbaceous borders, and the stunning terrace area is wonderful for al fresco dining. Beyond the garden is a vegetable patch which overlooks the surrounding countryside. To the front of the house is a private gated communal courtyard with a double car port and two useful garden sheds.

### LOCATION

Located on the outskirts of the village of Kemble, with its train station providing direct fast and easy access to London Paddington, Manor Barn is ideally situated in the heart of the Cotswolds, close to Cirencester. The vibrant village community is home to a beautiful church, a very handy combined local store and post office, and both a pre-school and primary school. Surrounded by some of England's finest countryside, country walks are on the doorstep. The Potting Shed gastro pub and The Rectory restaurant in nearby Crudwell, and the Wild Duck Inn in Ewen, provide superb local dining options.

- DINING & FAMILY ROOM • KITCHEN • UTILITY
- CLOAKROOM • SITTING ROOM • MEZZANINE STUDY
- 4 BEDROOMS • 2 EN SUITE BATHROOMS • SHOWER ROOM
- LANDSCAPED GARDENS • TERRACE • DOUBLE CAR PORT
- PRIVATE GATED COURTYARD







## GENERAL INFORMATION

**Tenure:** Freehold. Grade II Listed.

**Services:** Mains water, drainage and electricity. LPG heating.

**Postcode:** GL7 6BS.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

### Local Authorities

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band E.



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

The historic town of Malmesbury, is 9 miles away and beautiful Tetbury, is only 8 miles away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

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, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

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.

The area offers an excellent choice of schooling, including Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

KEMBLE STATION 0.5 MILES (LONDON  
PADDINGTON 75 MINS)  
CIRENCESTER 4 MILES  
TETBURY 8 MILES  
MALMESBURY 9 MILES  
M4 (JUNCTION 15) 21 MILES  
CHELTENHAM 21 MILES  
ALL DISTANCES AND TIMES ARE  
APPROXIMATE



**Manor Barn, 2 Clayfurlong Barns, Kemble, Gloucestershire**

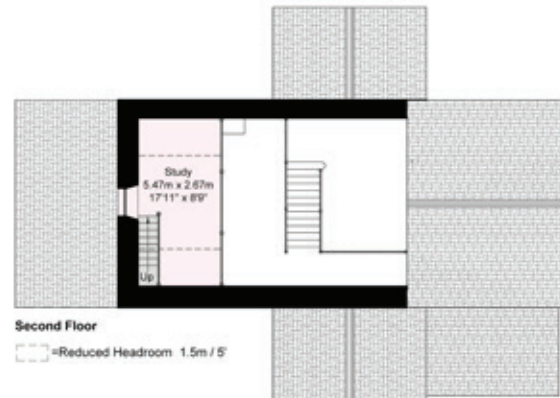
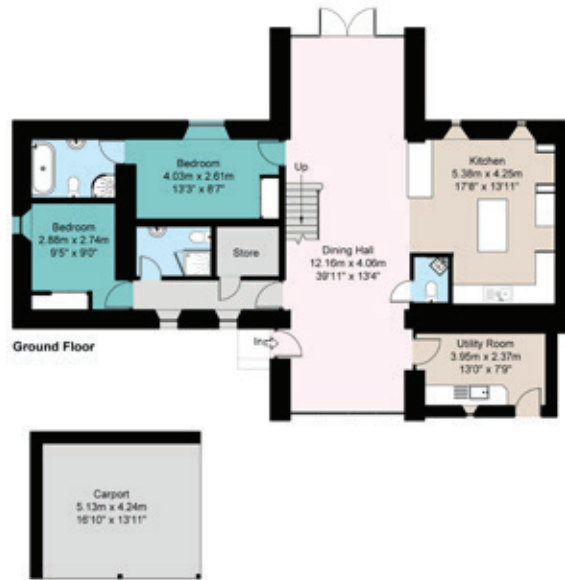
Gross Internal Floor Area Approx :-  
House 218 sq metres / 2347 sq feet  
Carport 21 sq metres / 226 sq feet

Total 239 sq metres / 2573 sq feet

Simply Plans Ltd © 2018  
07890 327 241  
Job No SP1507

This plan is for identification  
purposes only. Not to scale.

Outbuildings  
Not Shown in Actual Location Or Orientation



**SHARVELL**  
PROPERTY

T: 01285 831 000 | E: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

WWW.SHARVELLPROPERTY.COM

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs May 2018.