

LONG BARN

— ALDSWORTH —



LONG BARN, ALDSWORTH, GL54 3QY

Entrance hall • Kitchen • Living/dining room • Family room
Sitting room • Utility – Boot room • 5 Bedrooms • 3 Bathrooms
Terrace • Garden • Triple Car Port • Gravel driveway

A beautiful and substantial converted barn in the heart of The Cotswolds

Description

Long barn is a superb detached Cotswold barn converted in 2007, formerly part of Blackpitts Farm. Beautifully renovated, great care and attention had been put into creating generous living spaces bathed in an abundance of natural light. The reception rooms flow seamlessly with open plan living and cosy corners. Original features such as exposed stone walls and high vaulted ceilings with rafters and purlins, blend seamlessly with contemporary features for modern day living with underfloor heating throughout and stunning limestone travertine floors.

The kitchen is well equipped with all the necessary modern appliances and there is plenty of worktop and storage space. The centre island is ideal for morning coffee catch ups and for putting the world to rights at the end of the day. The striking red electric Aga adds extra warmth in the colder months and is superb for cooking up a feast for family and friends.

The adjacent living/dining room is an impressive room with fabulous proportions and two sets of glazed doors which open onto the delightful south-facing garden, perfect for indoor/

outdoor living in the summer. The open fireplace is welcoming during the winter and there is plenty of space for entertaining. There are three further reception rooms, all beautifully laid out to provide both comfort and space.

The ground floor also comprises two double bedrooms and a bathroom. This wing of the house is ideal when hosting guests and offers privacy. The bedrooms both overlook the garden with doors leading to the terrace.

The boot room keeps muddy wellies nicely tucked away and the utility room comes in handy for all the piles of washing!

On the first floor, accessed via two separate staircases, there are three further bedrooms and two bathrooms. All the rooms have plenty of storage.

Outside the enclosed garden is a haven of peace and tranquillity, predominately laid to lawn and is surrounded by tall mature Laurel hedges.

The terrace is ideal for summer sundowners and BBQs and there is plenty of private parking on the gated gravel driveway.

The triple fronted car port provides further covered parking.

Location

Long Barn is beautifully positioned on the edge of Aldsworth, a quintessential, idyllic village in the heart of the Cotswolds. This stunning and sought after village is home to honey stone cottages, a superb gastro pub and has fabulous walking paths on its doorstep.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 4 miles away.

Daylesford Organic Farm Shop, 15 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members' club set in 100 acres of stunning Oxfordshire countryside.

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, cafés and twice weekly markets.

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

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Meysey Hampton Primary School, The Cotswold School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

Long Barn is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kemble stations.



*Northleach 4 miles
Burford 6 miles
Cirencester 10 miles
Charlbury 15 miles
(direct train to London Paddington)
Cheltenham 20 miles
Oxford 20 miles*
All distances and times are approximate





General Information

Tenure: Freehold.

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

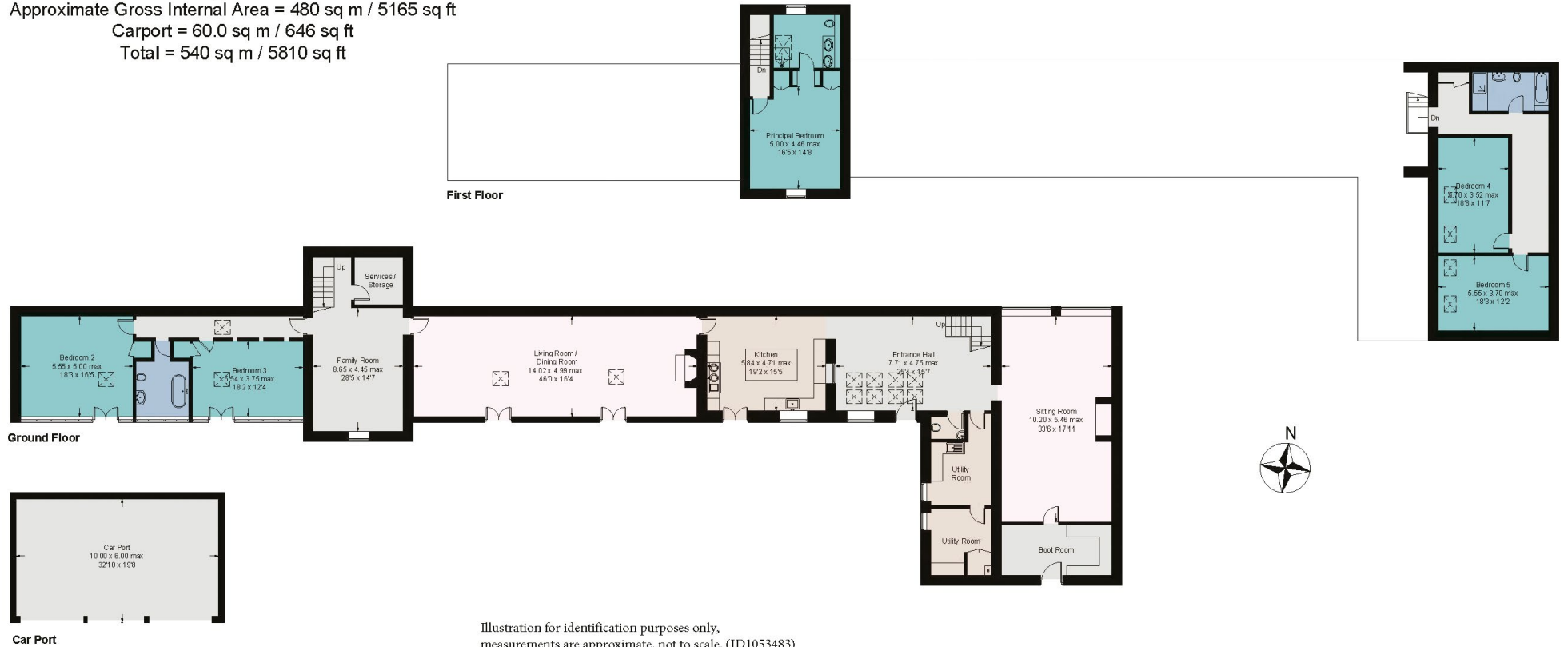
Viewing: Strictly by appointment through
Sharvell Property Ltd.

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 643000. Council Tax Band H and EPC rating D.

Long Barn

Approximate Gross Internal Area = 480 sq m / 5165 sq ft
 Carport = 60.0 sq m / 646 sq ft
 Total = 540 sq m / 5810 sq ft



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