

THE GREAT BARN

EASTCOURT • MALMESBURY • WILTSHIRE

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A particularly handsome Cotswold stone barn conversion situated on the edge of the picturesque village of Eastcourt.

Kemble Station 5 miles (London Paddington 80 mins) • Malmesbury 5 miles
Tetbury 6 miles • Cirencester 9 miles • M4 (J17) 10 miles
(Distances and times approximate)

Accommodation

Reception hall • Dining room • Drawing room • Garden room
Kitchen/breakfast/sitting room • Utility room • Garage with store room above

Master bedroom with en-suite bathroom and dressing room
Two further bedrooms with en-suite bathrooms

Annexe

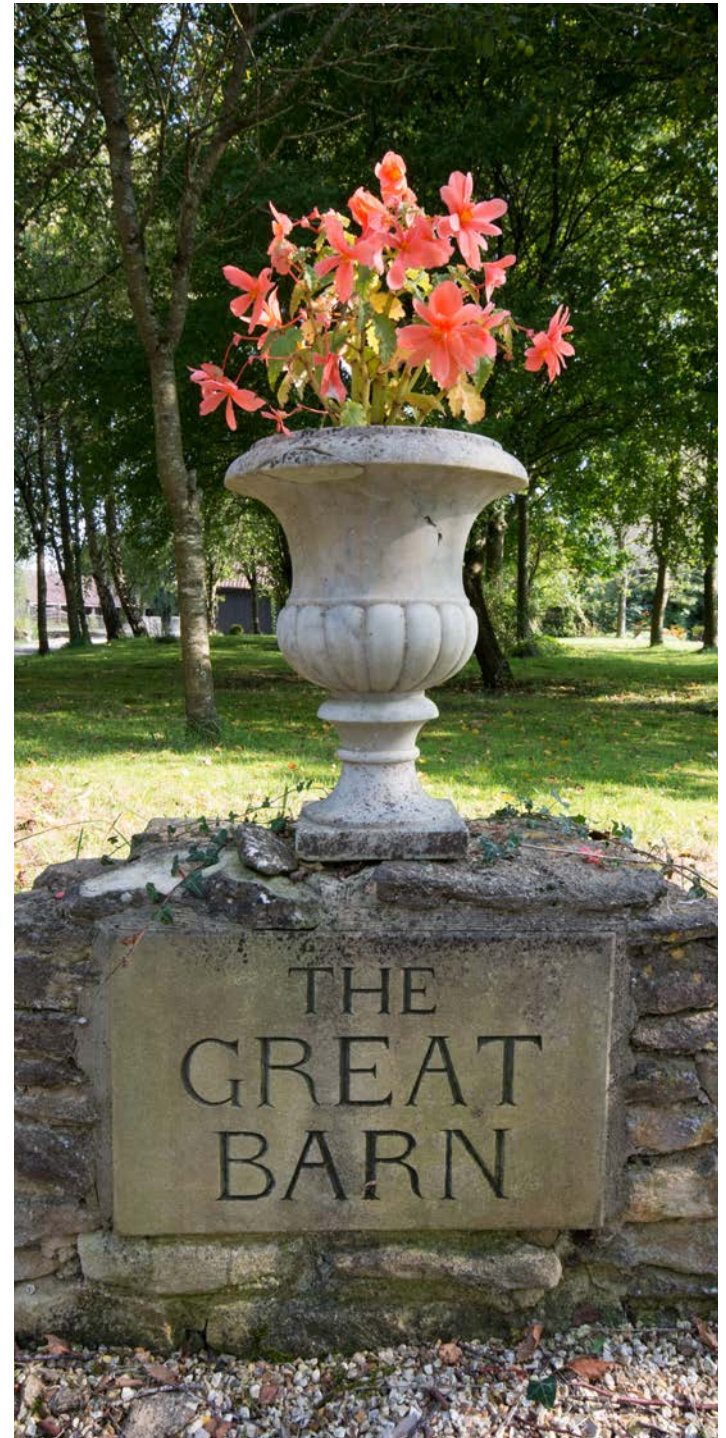
Kitchen • Sitting room • 3 bedrooms, 1 with en-suite bathroom • Shower room

Attractive landscaped gardens and grounds, ornamental pond, paddock, two bay car port providing garaging for two cars and additional storage, parking.

In all about 2 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







The Property

The Great Barn is a fabulous Grade II Listed barn conversion with a self-contained annexe. The property is built of traditional Cotswold stone under a natural Cotswold stone tiled roof and has been converted in a sympathetic manner and retains many of its period features and charm.

The versatile accommodation centres around a large reception hall with solid oak double doors. There are three good sized reception rooms and a fantastic kitchen/breakfast/sitting room with a range of bespoke oak units and a gas Rangemaster.









The master bedroom has an en-suite bathroom and 2 dressing rooms. There are 2 further bedrooms both with en-suite bathrooms.

The self-contained annexe adjoins the property and has a kitchen, large sitting room, 3 bedrooms, 1 with an en-suite shower room and a separate shower room.



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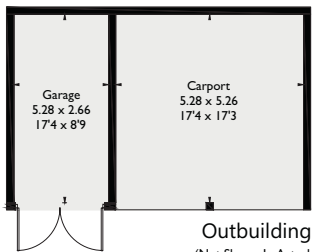
Approx. Gross Internal Floor Area

Main House: 4688 sq.ft. / 435.5 sq.m. (excluding void)

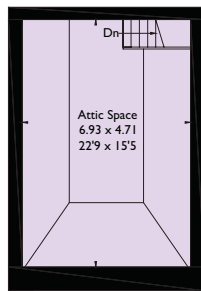
Outbuilding: 460 sq.ft. / 42.8 sq.m.

Total: 5148 sq.ft. / 478.3 sq.m.

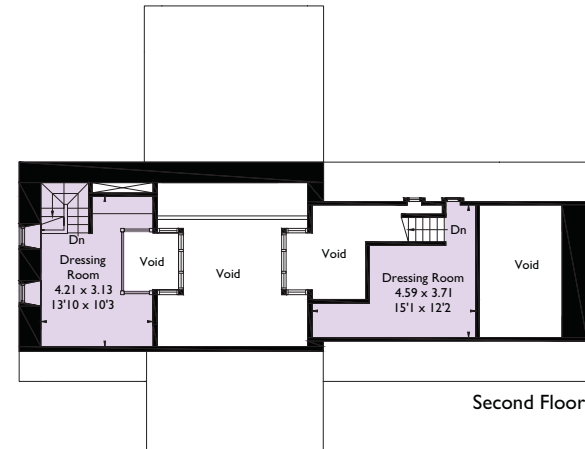
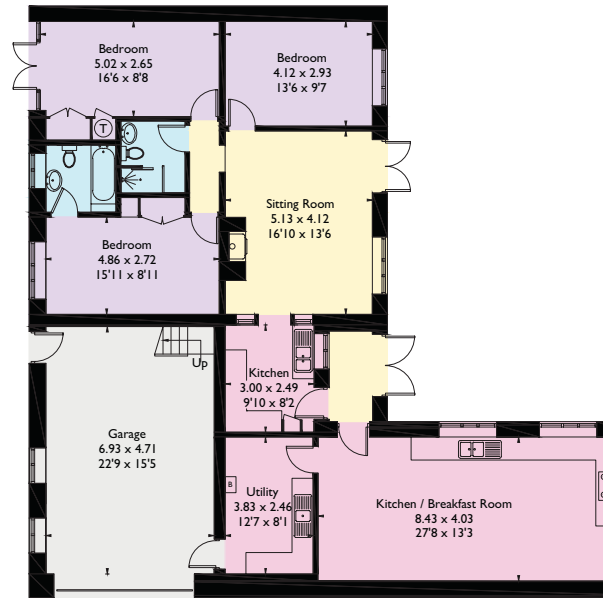
- Reception
- Bedroom
- Storage
- Kitchen/Utility
- Bathroom



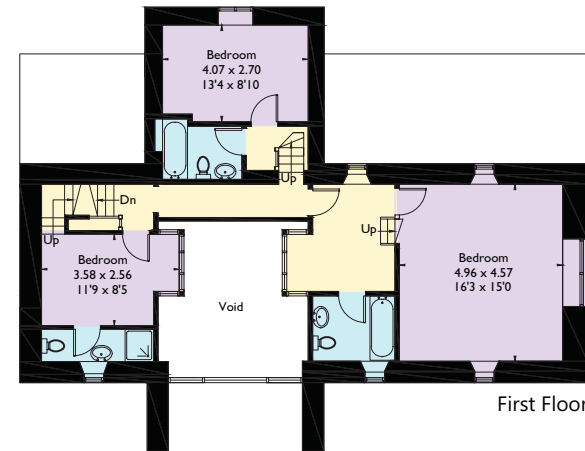
Outbuilding
(Not Shown In Actual Location / Orientation)



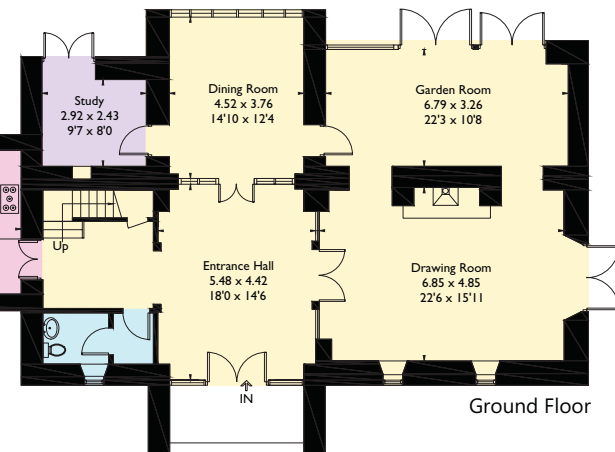
First Floor



Second Floor



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.
Outbuildings are not shown in actual location or orientation.





Gardens and grounds

The property is approached by a gravel driveway which sweeps round a large circular lawn area which is interspersed with a mixture of mature trees. There is ample parking at the front of the property with access to the garage with storage above and a two bay car port with adjoining store room.

To the rear and side of the property there is a walled garden which is mainly

paved with deep herbaceous borders and mature shrubs. The remainder of the gardens are mainly laid to lawn with an ornamental pond and paved terrace ideal for outdoor entertaining.

Beyond the gardens there is a 1 acre paddock which is surrounded by post and rail fencing and a small barn in the far corner.



Situation

Eastcourt is found on the Wiltshire/Gloucestershire border on the edge of the Cotswolds Area of Outstanding Natural Beauty about 2 miles from Crudwell. Crudwell provides good village services including a primary school, Church, The Rectory Hotel and two public houses, one being the award winning Potting Shed. The nearby villages of Oaksey and Kemble which between them have three primary schools, nursery, grocery store, post office, active churches and several popular public houses.



Shopping

Malmesbury 5 miles, Cirencester 9 miles, Tetbury 6 miles, Swindon 15 miles and Cheltenham 26 miles.



Motorway

M4 (J17) 10 miles, M4 (J16) 12 miles and M5 (J11A) 39 miles.



Railway

Kemble Station 5 miles (London Paddington 80 mins).



Schooling

St Mary's and St Margaret's, Calne, Westonbirt School near Tetbury, Pinewood and St Hughes near Swindon, Beaudesert Park, Marlborough college, Cheltenham Ladies and Cheltenham College as well as many schools in Bath.



Sport

Golf at Bowood, Westonbirt and Cirencester, racing at Cheltenham, Newbury and Bath, hunting with the VWH and Duke of Beaufort's Hunt as well as polo at Cirencester and Beaufort. Ample water sport opportunities at Cotswold Water Park with walking and riding through the stunning countryside. (All distances and times are approximate)



Services

Mains water and electricity are connected to the property. Oil fired central heating. Private drainage.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

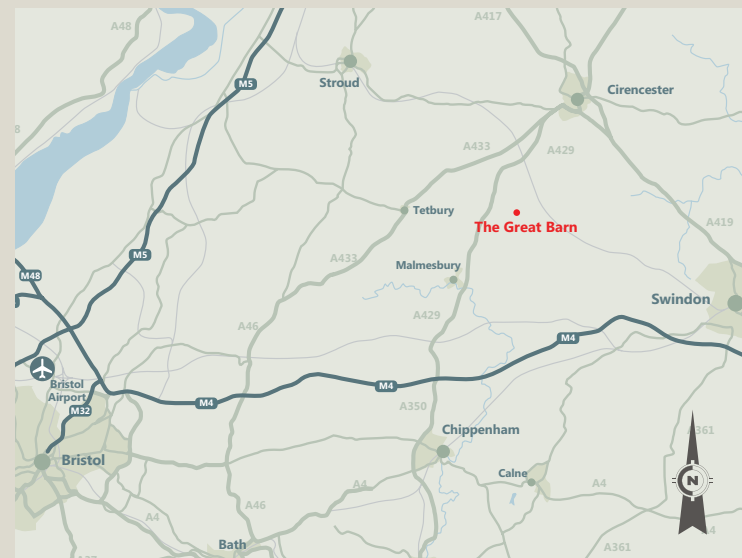
Cotswold District Council. Tel: 01285 623 000.

Directions

From Cirencester take the A429 towards Malmesbury on entering the village of Crudwell take the left hand turning after The Rectory signposted to Eastcourt. In the centre of the village of Eastcourt turn right onto the Hankerton road. The entrance to The Great Barn is the first on the left.

Viewings

By prior appointment only with Knight Frank LLP.





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Important notice

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- Particulars dated: November 2015. Photographs dated: September 2015.

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