

OLD SMITH'S BARN

MEYSEY HAMPTON • GLOUCESTERSHIRE



Butler
Sherborn

Old Smith's Barn

Meysey Hampton, Gloucestershire

*Cirencester 6 miles. Fairford 3 miles. Swindon (Junction 15)
M4 17 miles (all distances approximate)*

An immaculately presented barn conversion in a desirable Cotswold village

- Reception Hall
- Sitting room
- Kitchen/Breakfast room
- Garden room
- Utility and Cloakroom
- Master Bedroom with en-suite Shower room
- 3 further Double Bedrooms and Family Bathroom
- Garage and private courtyard garden

For Sale Freehold

SITUATION

Old Smith's Barn is situated within the popular village of Meysey Hampton. The village has a strong community with its own Primary School, Church and Public House. The market towns of Fairford and Cirencester are closeby with an extensive range of shopping, recreational and cultural facilities including supermarkets, doctors' surgeries, banks, dentists and a leisure centre. It is well placed for travelling to many parts of the country with the M4 (junction 15) only about 17 miles and Swindon British Rail station (London Paddington taking about 55 minutes) being 15 miles to the south. There are good Private and State schools in the area.

DESCRIPTION

Old Smith's Barn is a detached barn conversion thought to date back to the early 19th Century. The barn has undergone a detailed renovation by the current owners with a stylish finish throughout and is situated in a central location within the village. The barn offers well proportioned and very well presented accommodation whilst retaining many of the original features such as exposed oak beams and stonework.





There is a large kitchen/breakfast room, with an Aga, and an attractive garden room which overlooks the stone paved courtyard garden and terrace, ideal for outside entertaining.

AMENITIES

There are many enjoyable walks and an extensive network of bridle paths for riding. Local sporting facilities are excellent. Further afield there is Polo at Cirencester and Westonbirt, Hunting with the VWH, Racing at Cheltenham, Newbury and Bath. Golf courses at Cirencester, South Cerney, Swindon and

Minchinhampton, Water sports at the Cotswold Water Park. Theatres and cultural activities at Cheltenham, Bath and Oxford.

ACCOMMODATION

The ground floor offers generous and elegant reception rooms comprising a **Reception Hall** with tiled floor and large galleried staircase rising to first floor. An impressive Sitting Room with Oak floor, fireplace with wood burning stove and gothic style windows to the front.

There is a wonderful **Kitchen/Breakfast Room** with bespoke designed units and an Oil fired Aga, offering a superb space for relaxed family living. There is a **Garden Room, Cloakroom** and **Utility Room** all located on the ground floor.

On the first floor a galleried landing leads to an impressive **Master Bedroom** with exposed beams and vaulted ceiling and large stylish **en-suite shower room**. A further **three Double Bedrooms** lead off the landing as well as an **airing cupboard** and **family bathroom**.

GARDENS

A private south facing courtyard is located to the rear of the barn and can be accessed via the garden room and from the lane adjacent to the property. This area has been recently landscaped with dry stone walling.

SERVICES

Mains water, electricity and mains drainage. Oil fired central heating. Broadband and telephone connected (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including fitted carpets, curtains, light fittings, garden ornaments and statues are specifically excluded (Some may be available by separate negotiation if required).

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Glos, GL7 1PX
Tel: 01285 623000 www.cotswold.gov.uk.

PLEASE NOTE: Old Smith's Barn is a detached property with a flying freehold over a garage owned by the neighbour. The neighbour also has a right of way over the driveway to access the garage.





VIEWING

Strictly by appointment only with Butler Sherborn. If there are any points which are of particular importance we invite you to discuss them with us before you travel to view the property.

Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E ian@butlersherborn.co.uk

DIRECTIONS (GL7 5JP)

From Cirencester take the A417 towards Fairford and Lechlade. After about 5.5 miles and after the village of Poulton turn right signposted Meysey Hampton. Follow this road into the centre of the village and Old Smith's Barn will be found on the left hand side just before the telephone box.



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Approximate Gross Internal Area
218.6 sq m / 2353 sq ft (Includes Garage & Excludes Void)



FLOORPLANZ © 2017 0845 6344080 Ref: 180504

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken: February 2017. Particulars written: IRD February 2017.

