

CAN COURT BARN



AMPNEY ST. PETER • GLOUCESTERSHIRE



Can Court Barn

Ampney St. Peter | Cirencester | Gloucestershire | GL7 5SQ

A superbly presented barn conversion with ancillary accommodation and Land close to Cirencester.

Kitchen / Dining room • Drawing room • Utility room • Cloakroom • Boot room

Master Bedroom with en-suite shower room • Guest bedroom with en-suite bathroom
3 further bedrooms, one with en-suite shower room and further family shower room

Detached 3 bedroom annex • Gardens • Garaging • Gym and Parking

Post and rail fenced Paddocks

Further separate rough pasture with single bank fishing
of approximately 190 metres

In all about 7.02 acres

For Sale Freehold



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Description

Can Court Barn is a stylish detached barn conversion offering contemporary relaxed family living space, whilst retaining the period features such as original timbers and stone floors. The property is superbly presented and finished to an exceptionally high standard, together with lovely gardens and ancillary accommodation. The property is set back behind a stone wall with a tall screen of mature trees and electronically controlled gate. The gravelled drive leads to Can Court Barn which overlooks its own partly Cotswold stone walled paddocks with small planting of mature trees and grass, under planted with spring bulbs. Can Court Barn enjoys the contrast of both the lawned garden, with the private walled courtyard providing an extension to the reception rooms for outdoor entertaining.

All of this is complimented by post and railed paddocks, separate grazing and fishing on the Ampney Brook.

Situation

Cirencester 3 miles. Fairford 5 miles. Kemble station 6 miles
(London Paddington from 75 minutes). M4 (Junction 15) 18 miles

Can Court Barn lies on the edge of the pretty and sought after village of Ampney St Peter being approximately 3 miles from Cirencester which is the local shopping centre offering an excellent range of recreational and shopping facilities. A wider range of facilities is within easy driving distance at Swindon and Cheltenham.





Can Court Barn has good communications being about 2 miles from the A417/A419 providing excellent access to Junction 15 of the M4 at Swindon and Junction 11A of the M5 at Cheltenham. Intercity rail services run from Kemble Station providing access to London Paddington in about 75 minutes or alternatively from Swindon Station (Paddington) in about 55 minutes.

These services and motorway networks provide good access to London, Birmingham and the South West together with the Airports.

Amenities

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Rugby and Hockey Clubs for all ages in Fairford and Cirencester. Hunting is with the VWH and polo played regularly at Cirencester Park. Golf courses are found at Cirencester and South Cerney; racing at Cheltenham and Stratford-upon-Avon; with theatres at Oxford and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.

There is a good choice of primary schools around Ampney St. Peter at Ampney Crucis,

Meysey Hampton and Cirencester. The area is noted for both its private and state schools.

These include Hatherop Castle which is just a short drive from the house, Rendcomb College, The Cotswold School, Farmor's, St Hugh's, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies' College.

Accommodation

The ground floor offers generous and elegant reception rooms comprising an impressive Drawing Room with fireplaces with stone carved surround, vaulted ceiling and exposed beams. Full height glass windows allow for a wealth of light and French doors lead onto the decking area which is ideal for outside entertaining. The Kitchen/Dining Room is a superb space for relaxed family living. A series of double bedrooms (one en-suite) allow for versatile family accommodation whilst there is also a Utility room, Cloakroom, Boot Room all located on the ground floor.

On the first floor a wide galleried landing leads to a Master Bedroom with stunning views over the gardens and beyond with a large stylish en-suite showroom. A further Guest bedroom suite leads off the landing.





Adjacent to the house is a single storey Annex. Whilst this is situated within close proximity to the main barn it retains its own privacy. Front door leads to an open plan Kitchen/Sitting room. From this living space a series of doors lead to three double bedrooms (one en-suite) and a further shower room.

Outside

The gravelled drive leads round into the rear Courtyard. Within the Courtyard is a Double Garage currently providing extensive storage space with power and light. Door through to second garage fitted out as a Gym with a range of ceiling to floor mirrors along one wall and window to side. Further single garage with power and light.



Gardens

The gardens have been very well designed and carefully planted, providing wonderful colour. The interestingly, well-stocked borders contrast well with the different area of garden. The drive leads around behind the barn and approached through a wooden archway with climbers, lies the main garden which is a wonderful restful area to relax. Beyond lies the productive vegetable beds and a gate into the paddocks.

Approached directly from the rear courtyard is a gated arched door leading into the private walled garden. A spectacular terrace garden divided by gravel and wooden decking area. A series of raised borders add interest and charm to this wonderful sheltered and sunny area – ideal for entertaining. To one end is the decking area approached directly from the drawing room.

Adjacent to the driveway and hidden within the mature trees is a wonderful play area for children with a tree house, climbing frame, swings and a zip wire.

Land

Can Court Barn is being sold with just over 7 acres in total including the field over the road with river frontage and fishing. The paddocks provide excellent amenity and grazing for livestock, horses and ponies. The fields opposite the house are walled and fenced with water supplied.





Footpaths

A footpath crosses the northern enclosure as indicated on the plan.

Services

Mains water, electricity and drainage. Oil fired central heating and Calor Gas cylinders for cooker. Security system. Underfloor heating to some rooms. Telephone and Broadband connected (subject to the usual transfer 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 carpets, curtains, light fittings, garden ornaments and statues are specifically excluded. Some may be available by separate negotiation as required.

Local Authority

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

Viewing

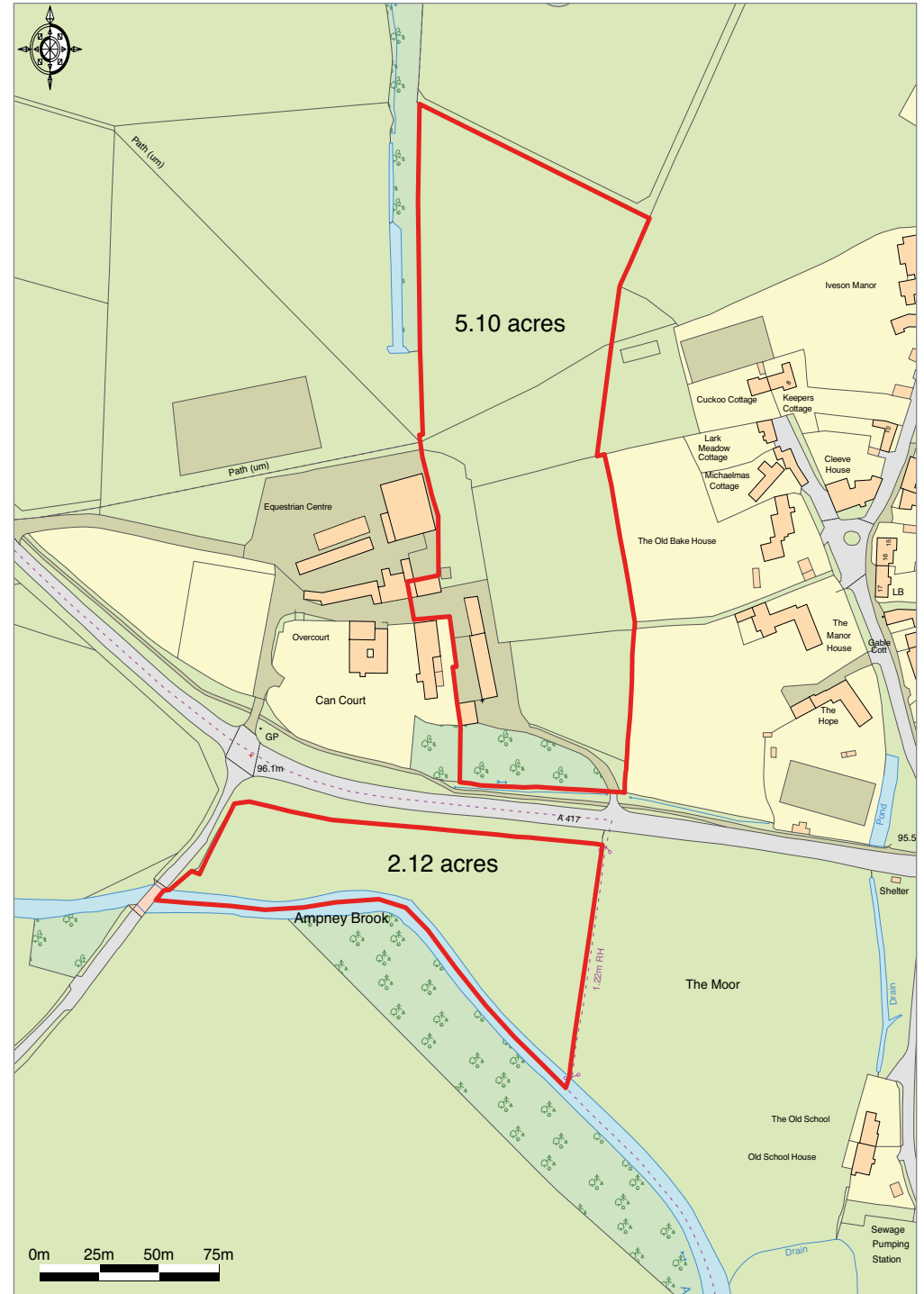
Strictly by appointment with Butler Sherborn. If there are any points which are of particular importance we invite you to discuss them with us before you travel to view the property. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888 E sam@butlersherborn.co.uk

Directions (GL7 5SQ)

From Cirencester take the A417 east towards Fairford and Lechlade. Go past the turnings to Ampney Crucis and the entrance to Can Court Barn will be seen on the left, just after the right hand turning signposted to Driffield and Harnhill. The property is approached through a white 5 bar gate (signed Can Court Barn).

Can Court Barn – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient • higher running costs			

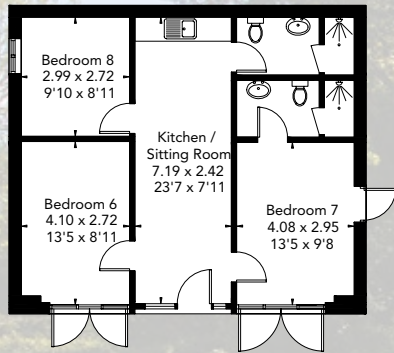
The Annexe – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			114
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			



Approximate Gross Internal Area = 326.3 sq m / 3512 sq ft
 (Including Mezzanine)
 Garage / Gym = 79.9 sq m / 860 sq ft
 Annex = 60.4 sq m / 650 sq ft
 Total = 466.6 sq m / 5022 sq ft

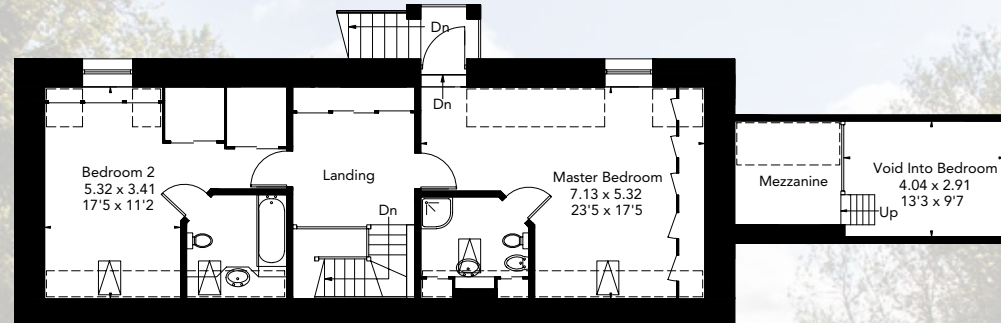


= Reduced headroom below 1.5m / 5'0"

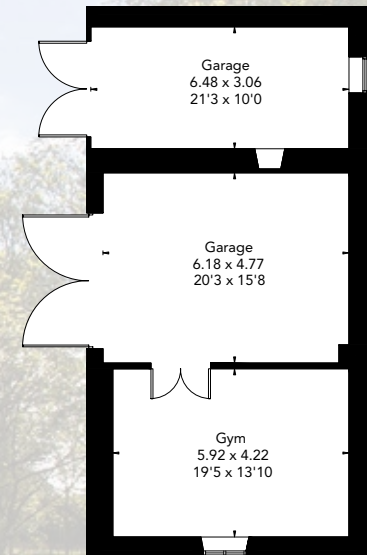


(Not Shown In Actual Location / Orientation)

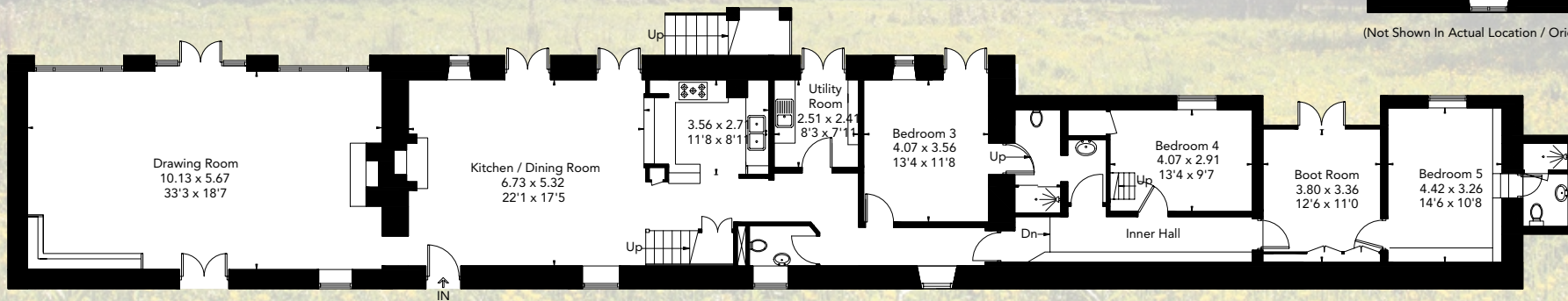
Annex



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 187832

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 plans, 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 nor 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: May 2017. Particulars written: IRD May 2017.

