



Henge Barn, Condicote

Guide price £425,000

A delightful Grade II listed Cotswold stone cottage requiring some updating and set in a tucked away position within a desirable village

Stow-on-the-Wold 3.5 miles
 Moreton-in-Marsh 5 miles
 Cheltenham 18 miles

Henge Barn Manor Farm Condicote Gloucestershire GL54 1ES

**A DELIGHTFUL GRADE II LISTED COTSWOLD
 STONE COTTAGE REQUIRING SOME UPDATING
 AND SET IN A TUCKED AWAY POSITION WITHIN
 A DESIRABLE VILLAGE**

- Dining Hall
- Kitchen/Breakfast Room
- Sitting Room
- Cloakroom
- Master Bedroom Suite and Ensuite Shower Room
- Two further Bedrooms
- Bathroom
- Garden
- Garage

VIEWING Strictly by prior appointment through



Tel: 01451 830383

Directions

From Stow-on-the-Wold proceed on the B0477 towards Tewkesbury. After approximately 2.5 miles take the right turn signposted Condicote. At the 'T' junction turn left, then take the first right. At the Village Hall turn left into the centre of the village and at the Village Green bear right passing the Church on the right, (signposted Hinchwick). Immediately after the corrugated Dutch Barn and Willow Tree turn hard right, the tarmac lane leads into a shared gravel drive, bear left and Henge Barn will be found on the right hand side.

Location

Henge Barn is located in Condicote in the heart of the Cotswolds. Condicote is an attractive and unspoilt village that is dominated by 'The Pound' which is a circular village green in the centre. There is a Village Hall and the Parish Church of St Nicholas. The Coach and Horses Public House is about a mile away. Stow-on-the-Wold is about 3.5 miles away with a varied selection of shops supplying all normal requirements, business and educational facilities and various places of worship. There is a main line station located in Moreton-in-Marsh, with a regular service to

London Paddington via Oxford and Reading.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
 Tel. 01285 623000

Council Tax

Band E
 Rates payable for 2014/2015 £1762.00

Services

Mains water, drainage and electricity are connected to the property. Please Note that we have not tested any equipment, appliances or services in this property. Oil fired central heating. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Description

Henge Barn is a semi-detached property constructed of natural Cotswold stone under a slate roof. It has an attractive facade with three dormer windows set within the roof line. It has comfortable accommodation with a generous dining hall, cloakroom, kitchen/breakfast room and sitting room with a wood burning stove on the ground floor. On the first floor there is a master bedroom with ensuite shower room, two further bedrooms and bathroom.

Henge Barn has a delightful and mature garden with south facing aspect together with a single garage.

The accommodation is described in detail:
 Outside light, front door with central glazed panel to

Dining Hall 12'3" x 12'4"

Plus recess with stairs leading to the first floor landing. Leaded light casement window and three wall light points.



Cloakroom 6'2" x 3'7"

Low level WC, wash hand basin with tiled splash back.

Sitting Room 16'6" x 12'7"

Fireplace with Cotswold stone surround, timber mantelpiece fitted with a wood burning stove on a raised hearth, four wall light points, television point, leaded light casement window with deep window sill, further casement window with secondary glazing and book shelving below and a pair of glazed panelled doors leading to the garden terrace.

Kitchen/Breakfast Room 16'6" x 12'2"

One and a half bowl stainless steel sink unit with single drainer set within a wide surround with cupboards beneath, tiled splash back and matching cupboards above. Space for washing machine and separate space for below work surface refrigerator, further work surface with a range of drawers and cupboards beneath, fitted Baumatic four ring electric hob with Bosch oven and grill below and Xpelair continental extractor fan above and set within matching cupboards with display shelving to either side, Worcester Danesmoor 15/19 oil fired central heating boiler, tiled floor, casement windows to either end of the room. Wall light point.



From the Dining Hall stairs with painted newel post balustrading and timber handrail lead to the spacious first floor landing with eaves storage cupboard and separate airing cupboard with a fully foam lagged copper hot water cylinder with immersion heater, wall light point.

Master Bedroom Suite

Comprising:

Bedroom One 16'5" x 9'10" plus 8'10" x 3'5"

'L' shaped with sloping ceilings, casement windows at either side of the room together with triangular feature fixed glazed window. Two wall light points, exposed painted roof purlins.

Ensuite Shower Room 7'9" x 3'2"

White suite comprising shower cubicle fitted with a Mira Event XS electric shower, wash hand basin with tiled splash back, low level WC, electric heated towel rail.

Bedroom Two 12'9" x 8'4"

Sloping ceilings, casement window, part exposed and painted roof purlin, two wall light points.



Bedroom Three 12'5" x 9'4" maximum

Into eaves with sloping ceilings, casement window, two wall light points.

Bathroom 8'8" x 4'11" maximum

Into eaves and with a white suite comprising painted panelled bath with chrome mixer taps and hand grips with tiled surround, wash hand basin, low level WC, Velux window.

Outside

Henge Barn is approached via a shared gravelled access to:

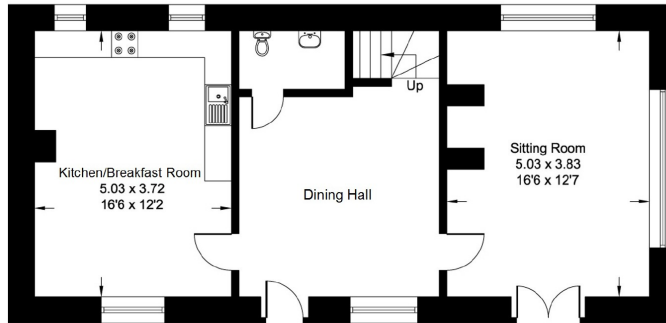
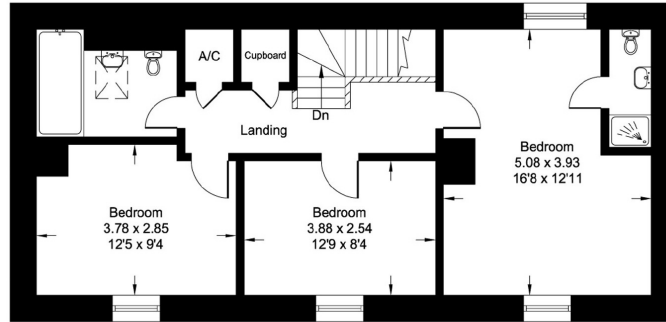
Single Garage 16' x 10'2"

With a pair of timber doors and storage space within the roof trusses.



The gravelled lane continues to a five bar timber gate which leads to a gravel drive/parking space within the curtilage. There is a paved terrace area immediately abutting the front of the property with the remainder of the garden laid to lawn and interspersed with a number of mature trees including Willow, Silver Birch, Plum Tree and Apple Tree. There is also a small vegetable plot. The garden is surrounded in the main by natural Cotswold stone walling and mature beech hedge.

Approximate Gross Internal Area Total = 117 sq m / 1259 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Performance Certificate

Henge Barn Manor Farm, Condicote, CHELTENHAM, GL54 1ES

Dwelling type: Semi-detached house Reference number: 8714-7128-2120-1776-8926
 Date of assessment: 26 August 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 August 2014 Total floor area: 58 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,411
Over 3 years you could save	£ 1,272

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 114 over 3 years	You could save £ 1,272 over 3 years
Heating	£ 2,876 over 3 years	£ 1,737 over 3 years	
Hot Water	£ 549 over 3 years	£ 288 over 3 years	
Totals	£ 3,411	£ 2,139	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current: 45 **Potential: 79**

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 438	✓
2 Floor insulation	£800 - £1,200	£ 165	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.