

# 2 SOUTHBURY FARM BARN

Colesbourne, Cheltenham, Gloucestershire



MOORE ALLEN  
& INNOCENT



## 2 Southbury Farm Barn £ 2,250 pcm

### Colesbourne, Cheltenham

A newly decorated and very well-appointed three double bedroom, three-bathroom, exceptional quality barn conversion within a private rural estate on the outskirts of a pretty village between Cirencester and Cheltenham.

#### Accommodation

Available for a long let if desired and offering fast broadband, stunning views, and garden maintenance included, early viewing of this exceptional opportunity is highly recommended.

Finished to a very high standard throughout, this beautifully designed unfurnished family sized accommodation offers a spacious entrance hall and a fabulous, bespoke designed fully-fitted kitchen /dining room with a beautiful vaulted ceiling, hard-wearing granite worktops, an extensive range of units including integrated appliances, together with a matching central island providing additional workspace and storage.

Together with beamed ceilings and underfloor heating to the ground floor, a further noteworthy feature of this property is the sizeable living space which also benefits from a log burner for cosy nights in as well as full-length double-glazed windows that stylishly frame the stunning countryside views on offer.

To the first floor there are two generously proportioned double bedrooms together with two very well-appointed bath /shower rooms - each with high quality fittings and a modern stylish design, including a dedicated ensuite to the master bedroom. Offering superb flexibility of options, the third double bedroom is situated on the ground floor and further benefits from an adjacent shower room.

The property is warmed via a modern and efficient ground source heating system further enhancing the eco credentials of this superbly appointed offering.

Externally, there is a large open plan lawned garden to the front of the property with the added benefit of an estate gardener for garden maintenance also included within the rent. In addition, there is ample off-road parking which is accessed via an electric gate and private driveway serving this and the adjoining property.

This beautiful barn conversion is available to rent on a long-term basis if desired.





Close to Home

The stunning semi-detached property is situated on a private rural estate just off the A435 near to the pretty village of Colesbourne and allowing easy access to Cheltenham and Cirencester as well as other major routes via the A417 (c. 2 miles) and M5.

Colesbourne offers a range of local amenities including petrol station general store as well as a superb public house /restaurant whilst nearby Rendcomb offers a Post Office and a well-regarded Doctors Surgery.

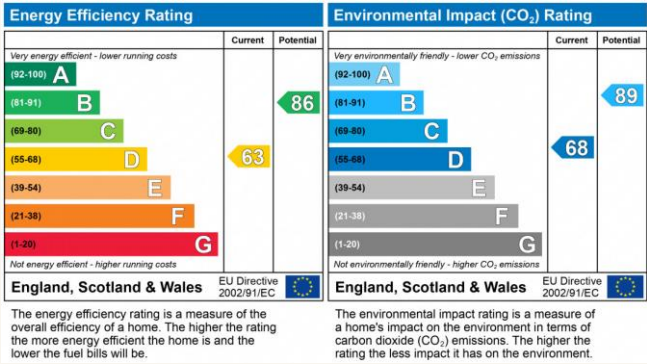
Cirencester, some 10 miles distant is widely recognised as the 'capital of the Cotswolds' and offers a comprehensive range of shopping and other facilities including large Waitrose and Tesco supermarkets together with a superb selection of boutiques,

restaurants and other amenities including a number of sports /leisure clubs and societies.

The Regency town of Cheltenham (c. 8 miles) provides further excellent shopping and numerous cultural activities including the Everyman Theatre, Cineworld multiplex and a host of galleries and museums. It also holds many annual festivals including literature, music, science, cricket and of course National Hunt Racing.

The surrounding countryside offers an extensive network of beautiful footpaths and the area is renowned for its country pursuits, offering many recreational opportunities including polo at Cirencester, hunting with the Cotswold Hounds and VWH, water sports at the Cotswold Water Park and a wide variety of golf courses and equestrian facilities.

Energy Performance Assessment





### Services

Heating is via an eco, ground source central heating system and we understand that mains water and electricity are connected. There is a private sewerage system.

**Council Tax** - Band D

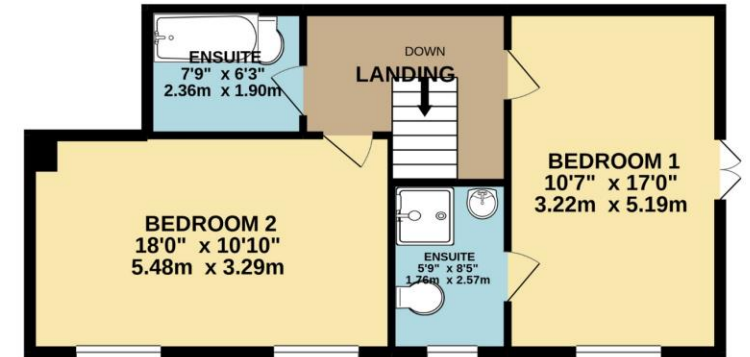
**EPC** – Band - D

**Viewings** are strictly by appointment via the sole Agent:  
**Moore Allen & Innocent**

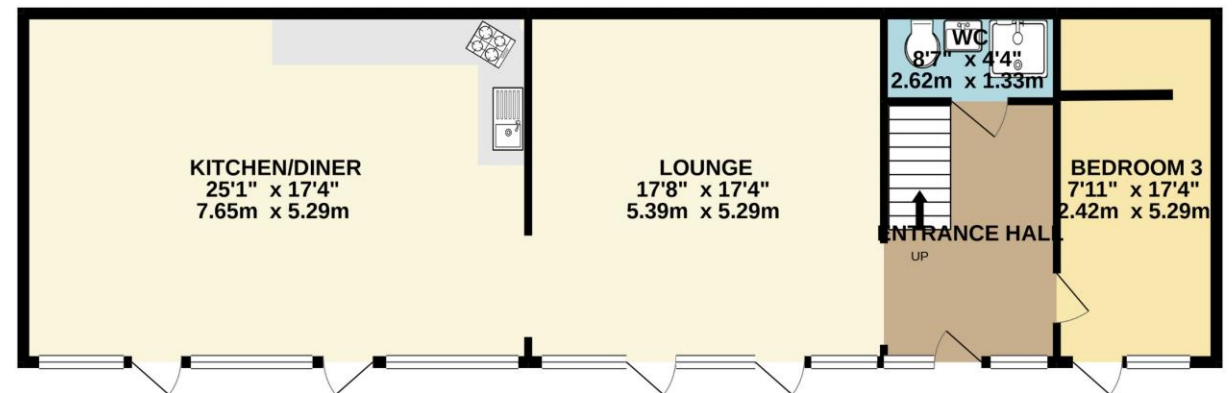


33 Castle Street, Cirencester  
Gloucestershire, GL7 1QD  
01285 648 118 lettings@mooreallen.co.uk

1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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