



Lukers Barn
Fyfield, Gloucestershire

TO LET

A detached Cotswold barn conversion in an idyllic and peaceful location

Accommodation

Sitting Room • Kitchen/Dining Room • Cloakroom
4 Bedrooms • En-suite Shower Room • Family Bathroom
Private Parking • Pretty Gardens

Description

Lukers Barn is a light and well-presented period barn conversion, situated in a semi-rural location, with access to superb country walks.

The barn offers well-proportioned, family living, laid out over 2 floors and fitted with quality modern fixtures throughout, whilst retaining the charm and features of a Cotswold period barn.

The property is accessed through a five-bar gate which leads to private parking to the front and side of the property. There is a pretty, low maintenance garden to the front of the property with flower and shrub borders and a lovely long lawned garden flanked by fruit trees leading down to the River Leach.

Situation & Amenities

(all distances approximate)

Lechlade 3 miles • Burford 7 miles • Oxford 27 miles
Charlbury Station 19 miles • Swindon Station 22 miles

Lukers Barn is situated in the grounds of a farmhouse in the attractive Cotswold village of Fyfield, located in Gloucestershire, near the Oxfordshire border, between Lechlade and Burford. Both Lechlade and Burford provide everyday shopping facilities. The larger towns of Cirencester (approx. 13 miles), Swindon and Oxford, provide a wider range of shopping amenities, cultural and recreational facilities.

There are excellent road communications from the property via the A40 to the north at Burford, which connects to the M40 at Oxford. Additionally, the M4, just South of Swindon, and the M5, between Cheltenham and A417/419.

There are regular Inter-City services to London from Swindon station with a journey time of approximately 55 minutes to Paddington or alternatively from Charlbury.





Fixtures and Fittings: Available to let **Unfurnished** with appliances consisting of electric hob and oven, fridge and dishwasher. *(Note: items shown in marketing material or at viewing is subject to change).*

Services: Mains water and electricity, oil central heating. Private drainage. Telephone/Broadband services, subject to transfer regulations.

Outgoings: The tenant will be responsible for all outgoing and running costs during the tenancy.

Viewings: (Strictly by appointment) Burford Office: 01993 822325.

Postcode GL7 3NS

Directions: From Burford travel on the A361 towards Lechlade. After approx. 4.5 miles, turn right (signposted Southrop 2 miles). Continue on this road for approximately 1.5 miles then turn right towards Fyfield, take the 4th drive on the left and turn into the lane on the right. Follow the lane round the left bend to the end of the lane passing a 5-bar gate on the right of the bend to the 2nd 5-bar gate at the front of the property.



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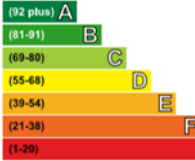
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Disclaimer

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Energy Efficiency Rating

Very energy efficient - lower running costs

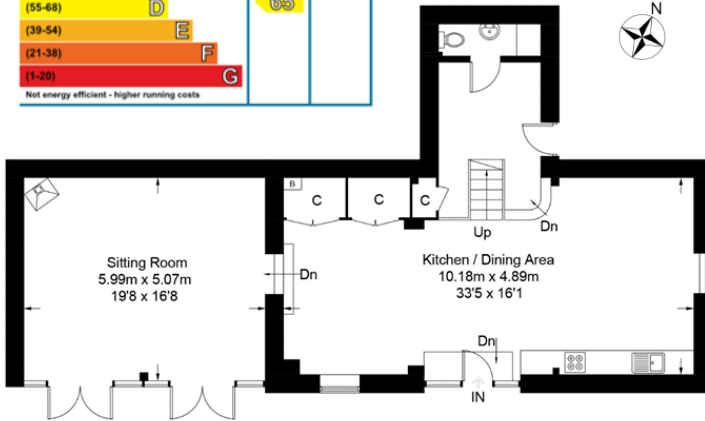


Current	Potential
65	75

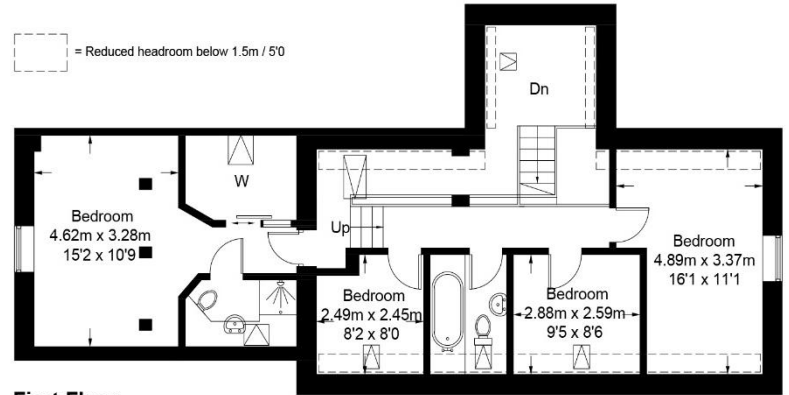
Not energy efficient - higher running costs

Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID550348)



Ground Floor
93.0 sq m / 1001 sq ft



First Floor
86.4 sq m / 930 sq ft

